

PB# 92-44

H.R. & C. of New York

4-1-12.12

P.B. #92-44 H.R. & C. of New York Site Plan
Union Ave - (Greens & Hildreth)

Approved 1-26-95

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

13052

Received of

Liberty Diner & Rest.

Dec 17 19 92
\$ 150.00

One Hundred Fifty

DOLLARS

For

P.B. #92-44 App. Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR 1417</u>		<u>150.00</u>

By

Pauline M. Townsend
Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

13051

Received of

Town Clerk

Dec 17 19 92
\$ 750.00

Seven Hundred Fifty

DOLLARS

For

P.B. #92-44 Site Plan Minimum

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR # 1416</u>		<u>750.00</u>

By

Juan Zapols
Deputy Controller

Title

Planning Board

Town Hall

555 Union Ave.

New Windsor, NY 12552

NO. 92-44

January 21 1993

DISTRIBUTION.

FUND	CODE	AMOUNT
CR 1417		150.00

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

By

Pauline H. Townsend
Town Clerk

Title

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

13051

Received of

Town Clerk

\$ 750.00

For

Seven Hundred Fifty 00 DOLLARS
PB #92-44 Site Plan Minimum

DISTRIBUTION:

FUND	CODE	AMOUNT
CR# 1416		750.00

By

Susan Zappala
Deputy Controller

Title

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 92-44

January 26, 1995

RECEIVED FROM Positive Business Investment Group

One Thousand Three Hundred Forty 00/100 — DOLLARS

2% of 67,000.00 Cert. Est. for Private Imps. Inspect. fee

Account Total \$ 1,340.00

Amount Paid \$ 1,340.00 CK# 1002

Balance Due \$ -0- Mayor Mason, Secy. to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

S. Zappala

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 92-44

January 26, 1995

RECEIVED FROM Day Inn of Newburgh

Twenty Seven Thousand 00/100 — DOLLARS

Performance Bond

Account Total \$ 27,000.00

Amount Paid \$ 27,000.00 Cert. CK# 4911

Balance Due \$ -0- Mayor Mason, Secy. to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

S. Zappala

Wilson Jones - Carbonless - Size 4WCL Duplicate - Size 1-WCL Triplicate

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

MADE IN U.S.A.

© Wilson Jones, 1969

DATE June 3, 1996 RECEIPT NUMBER 92-44
RECEIVED FROM Positive Business Investment Group
Address 6 Rondack Rd. - Middletown, N.Y. 10940
One Thousand 00/100 DOLLARS \$ 1,000.00
FOR Site Plan Bond for "Johnny D's"

ACCOUNT		HOW PAID	
BEGINNING BALANCE	1,000 00	CASH	
AMOUNT PAID	1,000 00	CHECK #	1142
BALANCE DUE	- 0 -	MONEY ORDER	

BY J. Zappalo
Myra Mason, Secy. to the P.B.

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14461

Received of Positive Business Investment Group January 27 19 95
One Hundred and 00/100 DOLLARS \$ 100.00

For Planning Board Approval Fee #92-44

DISTRIBUTION:

FUND	CODE	AMOUNT
CE #1001		\$100.00

By Dorothy H. Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 92-44

January 26, 1995

RECEIVED FROM Days Inn of Newburgh
One Thousand Eighty 00/100 DOLLARS
Public Improvements:
4% Inspection fee (4% of \$27,000.00 Perf. Bond amt.)

Account Total \$ 1,080.00

Amount Paid \$ 1,080.00 CK # 4912

Balance Due \$ - 0 -

Myra Mason, Secy. to the P.B.

J. Zappalo

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Union Ave - (Room 3 Niddett)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/26/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 92-44

NAME: H.R. & C. OF NEW YORK, INC.
APPLICANT: GRAMMATIKOS, JOHN

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
12/17/92	SITE PLAN MINIMUM	PAID		750.00	
12/23/92	P.B. ATTY. FEE	CHG	35.00		
12/23/92	P.B. MINUTES	CHG	31.50		
03/24/93	P.B. ATTY. FEE	CHG	35.00		
03/24/93	P.B. MINUTES	CHG	49.50		
04/28/93	P.B. ATTY. FEE	CHG	35.00		
04/28/93	P.B. MINUTES	CHG	31.50		
01/05/94	P.B. ENGINEER FEE	CHG	360.50		
01/26/95	RET. TO APPLICANT	CHG	172.00		
		TOTAL:	750.00	750.00	0.00

*Please issue a check in
the amount of \$172.00 to:*

*Liberty Diner & Restaurant
Sullivan Ave - Old Rt 17
Liberty, N.Y. 12754*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/03/96

PAGE: 1

LISTING OF PLANNING BOARD FEES
SITE PLAN BOND

FOR PROJECT NUMBER: 92-44

NAME: H.R. & C. OF NEW YORK, INC.

APPLICANT: GRAMMATIKOS, JOHN

--DATE--	DESCRIPTION-----	TRANS	--AMT--CHG	-AMT-PAID	--BAL--DUE
06/03/96	SITE PLAN BOND/ PER MIKE B.	CHG	1000.00		
06/03/96	REC. CK. 1142-	PAID		1000.00	
		TOTAL:	1000.00	1000.00	0.00

P.B. #92-44 Site Plan Bond

692-6317

1142

**POSITIVE BUSINESS
INVESTMENT GROUP**

6 RONDACK RD.
MIDDLETOWN, NY 10940



John Daskalis
Director of Operations

PAY
TO THE
ORDER OF

Town of New Windsor

6/3

1996

50-7077/2219

\$1,000.00

one thousand & 00/100

DOLLARS



4 SOUTH STREET
MIDDLETOWN, NY 10940

[Signature]
JOHN DASKALIS - PRESIDENT

⑈001142⑈⑈221970773⑈0773105239⑈



Trade Services
(716) 848-3597
(800) 724-1268
Fax: (716) 848-3777

January 3, 1996

TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

RE: Our Letter of Credit No. 9995 in favor of
Applicant: H.R. & C. OF NEW YORK, INC.
Amount: USD27,000.00
Expiration Date: MARCH 6, 1996


Post-It™ brand fax transmittal memo 7671		# of pages ▶
To	Mark Edsall	
Co.	Meyer	
Dept.	Phone #	
Fax #	Fax #	

Gentlemen:

Please be advised that the above referenced Letter of Credit will not be renewed for an additional year.

We will consider this Letter of Credit expired as of MARCH 6, 1996 and would appreciate your returning the original Letter of Credit to us by that date. A postage paid envelope has been provided for your convenience.

Yours truly,


Sharon Fortuna
L/C Analyst
Trade Services

SAF: at
Enc.

3/15/95 T.B. [signature]
R&F-IRREVOCABLE STANDBY LETTER OF CREDIT NO. 9995-M&T BANK
H.R. & C. OF NEW YORK, INC. TO TNW - \$27,000

CC:
Richard D.
McGee
T.E.

Hearing no objection, the Town Board of the Town of New Windsor receive and file an IRREVOCABLE STANDBY LETTER OF CREDIT NO. 9995 written by M&T Bank, One Fountain Plaza, Buffalo, N. Y.. 14203-1495, from H.R. & C. OF NEW YORK, INC. to the Town of New Windsor in connection with the excavation of a sewer line and manhole installation at premises located at 845 Union Avenue (Days Inn). Letter of Credit referred to the Comptroller.

Town Board Agenda: 03/15/95.



M&T Bank

Manufacturers and Traders Trust Company

Letters of Credit Department

One Fountain Plaza

Buffalo, NY 14203-1495

Cable Address: MANDTBANK
Telex Number: 420076
Answer Back: MANDTBANK NYK
Swift Number: MANTUS 33
Telephone: (716) 848-3587

IRREVOCABLE STANDBY LETTER OF CREDIT NO. 9995

PAGE 1 OF 2

ISSUING BANK:

MANUFACTURERS AND TRADERS TRUST COMPANY

TRADE SERVICES

ONE FOUNTAIN PLAZA - 3RD FLOOR

BUFFALO, NEW YORK 14203-1495

Manufacturers and Traders Trust Company ("M&T Bank") hereby issues this Irrevocable Standby Letter of Credit (the "Credit") for the account of H.R. & C. OF NEW YORK, INC. (the "Applicant") in favor of TOWN OF NEW WINDSOR (the "Beneficiary").

ISSUE DATE: March 7, 1995

BENEFICIARY: TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

APPLICANT: H.R. & C. OF NEW YORK, INC.
845 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

This Letter of Credit covers relocation of an existing 10 in. sanitary sewer line and sewer main replacement plan sheet 1 of 1 and Engineering Report and Technical Specification last revised February 12, 1993 as prepared by Shaw Engineering, as per the public improvement bond estimate dated May 3, 1993 which states:

1. 10 inch sewer line excavation, installation and backfill of 585 lineal feet at a price of \$23,400.00, plus
2. Three (3) manhole installations at \$1,200.00 each for a total of \$3,600.00.

EXPIRATION DATE AT M&T BANK: March 6, 1996 or any extended date

MAXIMUM STATED AMOUNT: USD27,000.00

TWENTY SEVEN THOUSAND AND 00/100 USD

The Credit shall be available by:

1. THE BENEFICIARY'S DRAFTS DRAWN AT SIGHT ON M&T BANK BEARING THE CLAUSE "DRAWN UNDER M&T BANK LETTER OF CREDIT NUMBER 9995."
2. THE ORIGINAL OF THIS CREDIT.



M&T Bank

Manufacturers and Traders Trust Company
Letters of Credit Department
One Fountain Plaza
Buffalo, NY 14203-1495

Cable Address: MANDTBANK
Telex Number: 420076
Answer Back: MANDTBANK NYK
Swift Number: MANTUS 33
Telephone: (716) 848-3597

PAGE 2 OF 2
LETTER OF CREDIT NO. 9995

It is a condition of this Credit that it shall be deemed automatically extended without amendment for one year from the expiration date hereof, or any future expiration date, unless 60 days prior to any expiration date M&T Bank notifies the Beneficiary in writing that M&T Bank elects not to consider this Credit renewed for any such additional period. In any event, however this Credit shall not extend beyond March 6, 1998.

PARTIAL DRAWINGS ARE PERMITTED.

ALL BANKING CHARGES OTHER THAN THOSE OF M&T BANK ARE FOR THE ACCOUNT OF THE BENEFICIARY.

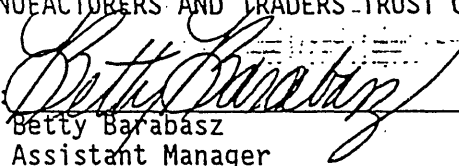
This Credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision) International Chamber of Commerce Publication No. 500 (the "UCP"). As to matters not governed by the UCP, this Credit is subject to the laws of New York State as in effect from time to time.

M&T Bank hereby agrees with the Beneficiary that drafts drawn under and in compliance with the terms of this Credit shall be duly honored upon presentation to M&T BANK, ONE FOUNTAIN PLAZA, 3RD FLOOR, ATTN: TRADE SERVICES, BUFFALO, NEW YORK 14203-1495 on or before the expiration date stated above.

#4 Leave { ~~If the Beneficiary or their agent or another third party purportedly acting on behalf of the Beneficiary instructs M&T Bank to send the proceeds of the Credit to a specified account at a financial institution other than M&T Bank, M&T Bank will make such payment on the basis of the account number that appears in the instructions. M&T Bank shall incur no liability if the number provided does not identify the Beneficiary's account.~~

This Credit sets forth in full M&T Bank's undertaking. The Credit is a separate transaction from any contract to which it may refer and the Bank is in no way concerned or bound by such contract(s) even if a reference to such contract(s) is included in the Credit.

MANUFACTURERS AND TRADERS TRUST COMPANY

By: 
Betty Barabasz
Assistant Manager
Trade Services



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

1763
January 24, 1995

Mr. John Daskalis
6 Rondack Road
Middletown, NY 10940

SUBJECT: PROPOSED JOHNNY D'S DINER
TOWN OF NEW WINDSOR - UNION AVENUE
TAX MAP #4-1-12.12 (PLANNING BOARD NUMBER 92-44)

Dear Mr. Daskalis:

As per our conversation of this date please find below a list of the outstanding Planning Board fees due for the above subject project:

PLAN REVIEW FEE:\$ 100.00

SITE INSPECTION FEE: (PRIVATE IMPROVEMENTS)

2% OF SUBMITTED SITE IMPROVEMENT
COST ESTIMATE (\$67,000.00)\$ 1,340.00

PUBLIC IMPROVEMENT PERFORMANCE BOND.....\$ 27,000.00 - *Certified*
Per Larry R.

SITE INSPECTION FEE: (PUBLIC IMPROVEMENTS)

4% OF PERFORMANCE BOND AMOUNT.....\$ 1,080.00

All above checks are to be made payable to The Town of New Windsor and can be paid at the Planning Board Office Monday through Friday 8:30-4:30.

If you should have any further questions on this matter, please contact our office at (914) 563-4615.

Very truly yours,

Myra Mason
Myra Mason,
Secretary to the Planning Board

MLM

cc: George J. Meyers, Supervisor
File #92-44 ✓



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

4 January 1996

H.R. & C. of New York, Inc.
c/o Days Inn Newburgh
845 Union Avenue
Newburgh, New York 12550

ATTENTION: VICTOR CHUG

**SUBJECT: SEWERLINE RELOCATION - MAINTENANCE BOND
PLANNING BOARD NO. 92-44**


Dear Mr. Chug:

This letter is written pursuant to our recent discussion in connection with the required Maintenance Bond for the sewerline work performed in connection with your site plan approved by the Town Planning Board.

As you are aware, a Performance Guarantee in the amount of \$27,000.00 was established for the sewer construction work required as a component of your site plan development. As we discussed, upon the completion and acceptance of the sewerline, it will be necessary that you post a Maintenance Guarantee with the Town of New Windsor in accordance with Sections 48-19(C)(11) and Section (6)(I) of the Town Regulations. The Maintenance Guarantee should be in the amount of \$2,700.00 and shall assure the satisfactory condition of the improvements for a period of one (1) year following completion and acceptance by the Town Board.

If you have any further questions with regard to the above, please do not hesitate to contact the undersigned.

Very truly yours,
**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS, P.C.**



Mark J. Edsall, P.E.
Town Consulting Engineer
MJEmk

cc: George J. Meyers, Town Supervisor
Richard D. McGoe, P.E., Engineer for Town
James Petro, Planning Board Chairman
A:CHUG.mk



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
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- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

4 January 1995

H R and C of New York, Inc.
c/o of Days Inn Newburgh
845 Union Avenue
Newburgh, New York 12550

ATTENTION: VICTOR CHUG

**SUBJECT: SEWERLINE RELOCATION - PERFORMANCE BOND
PLANNING BOARD NO. 92-44**

Dear Mr. Chug:

We have received a copy of a letter dated 3 January 1996 from Sharon Fortuna of M&T Bank (copy enclosed) in connection with your project. This letter indicates that the performance guarantee for the Public Improvements required as a condition of your Site Plan approval, which is in the form of a Letter of Credit, will not be renewed upon its expiration date of 6 March 1996.

Please be advised that one of two situations must occur by the 6 March 1996 expiration date for the Letter of Credit. Either the work must be 100% complete and accepted by the Town, with the Maintenance Bond posted, or you must cause the submittal of a replacement performance guarantee in a form and amount acceptable to the Town of New Windsor.

Please review the completion schedule for the work with your Contractor and contact us at your earliest convenience such that we can further discuss this matter.

Very truly yours,

**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS, P.C.**



Mark J. Edsall, P.E.

Mark J. Edsall, P.E.

Town Consulting Engineer

cc: George J. Meyers, Town Supervisor
James Petro, Planning Board Chairman
Richard D. McGoe, P.E., Engineer for the Town

a:chug.sh



Trade Services
(716) 848-3597
(800) 724-1268
Fax: (716) 848-3777

January 3, 1996

TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

Post-It™ brand fax transmittal memo 7671		# of pages ▶
To	Mark Edrell	From
Co.		Co.
Dept.		Phone #
Fax #		Fax #

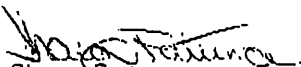
RE: Our Letter of Credit No. 9995 in favor of
Applicant: H.R. & C. OF NEW YORK, INC.
Amount: USD27,000.00
Expiration Date: MARCH 6, 1996

Gentlemen:

Please be advised that the above referenced Letter of Credit will not be renewed for an additional year.

We will consider this Letter of Credit expired as of MARCH 6, 1996 and would appreciate your returning the original Letter of Credit to us by that date. A postage paid envelope has been provided for your convenience.

Yours truly,


Sharon Fortuna
L/C Analyst
Trade Services

SAF: at
Enc.

T/E 11/06/96
11/6/96

11

Ague

**RE: RESOLUTION AUTHORIZING RELEASE OF SECURITY DEPOSIT
H.R. & C. OF NEW YORK, INC. - 4-1-67**

MOTION BY COUNCIL m

SECONDED BY COUNCIL F

That the Town Board of the Town of New Windsor adopt the following Resolution:

WHEREAS, H.R. & C. OF NEW YORK, INC. has previously posted a cash performance bond in the sum of \$7,500 with the Town of New Windsor to ensure completion of improvements in the sewer line in the area of 845 Union Avenue known as Section 4-Block 1-Lot 67; and

WHEREAS, H.R. & C. OF NEW YORK, INC. executed an Escrow Agreement dated March 1, 1996 in order to ensure that the incompleted work on the site would be finished as per schedule submitted by Shaw Engineering in his letter dated 2/28/96; and

WHEREAS, in accordance with a memorandum dated September 18, 1996, it is the recommendation of the Engineer for the Town, Mark Edsall, P. E. that, following a field review, that the work has been completed to the satisfaction of the Engineers for the Town and that this bond in the sum of \$7,500 should be released when certain easement documentation and drawings are in hand; and

WHEREAS, the easement documents and drawings are not in hand, but the sum of \$2,500 bond is sufficient to ensure their production.

IT IS HEREBY RESOLVED that the Town Comptroller and the Attorney for the Town are authorized to release and return the above-mentioned cash bond in the sum of \$5,000 to H.R. & C. OF NEW YORK, INC., and retain \$2,500 until all easement documents and "as built" drawings have been supplied to the Town of New Windsor.

ROLL CALL: Roll Called **MOTION CARRIED:** 4 - 0

Town Board Meeting: 11/06/96.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

Dorothy H. Hansen
TOWN CLERK
(914) 563-4611

CLERK'S CERTIFICATE

I, DOROTHY H. HANSEN, Town Clerk of the Town of New Windsor in the County of Orange, State of New York HEREBY CERTIFY that the attached extract of the minutes has been compared by me with the Minutes of the Town Board Meeting of the Town of New Windsor in the County of Orange, State of New York held on the 6th day of November 1996 and the same is a true and correct transcript therefrom and of the whole thereof so far as the same relates to the subject matter referred to.

IN WITNESS WHEREFORE, I have hereunto set my hand and affixed the corporate seal of said Town, this 7th day of November 1996.

TOWN SEAL

DOROTHY H. HANSEN
TOWN CLERK
Town of New Windsor



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

Dorothy H. Hansen
TOWN CLERK
(914) 563-4611

Motion by Councilwoman Mullarkey, seconded by Councilman Finnegan that the Town Board of the Town of New Windsor adopt the following Resolution:

WHEREAS, H.R. & C. OF NEW YORK, INC. has previously posted a cash performance bond in the sum of \$7,500 with the Town of New Windsor to ensure completion of improvements in the sewer line in the area of 845 Union Avenue known as Section 4-Block-1-Lot 67; and

WHEREAS, H.R. & C. OF NEW YORK, INC. executed an Escrow Agreement dated March 1, 1996 in order to ensure that the incompleted work on the site would be finished asper schedule submitted by Shaw Engineering in his letter dated 2/28/96; and

WHEREAS, in accordance with a memorandum dated September 18, 1996, it is the recommendation of the Engineer for the Town, Mark Edsall, P.E. that, following a field review, that the work has been completed to the satisfaction of the Engineers for the Town and that this bond in the sum of \$7,500 should be released when certain easement documentation and drawings are in hand; and

WHEREAS, the easement documents and drawings are not in hand, but the sum of \$2,500 bond is sufficient to ensure their production.

IT IS HEREBY RESOLVED that the Town Comptroller and the Attorney for the Town are authorized to release and return the above-mentioned cash bond in the sum of \$5,000 to H.R. & C. OF NEW YORK, INC., and retain \$2,500 until all easement documents and "as built" drawings have been supplied to the Town of New Windsor.

ROLL CALL: All Ayes

MOTION CARRIED: 4-0

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/26/95

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 92-44

NAME: H.R. & C. OF NEW YORK, INC.

APPLICANT: GRAMMATIKOS, JOHN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/25/95	PLANS STAMPED	APPROVED
04/28/93	P.B. APPEARANCE	ND:APPR COND. . TWO COST ESTIMATES TO BE SUBMITTED, PUBLIC & PRIVATE IMPRS. . CORRECT OIL/WATER SEPARATOR - D.O.T. WORK PERMIT REQUIRED
03/24/93	P.B. APPEARANCE	LA: WAIVE P.H. . MOVE SIGN ON PLAN - MORE DETAIL FOR LANDSCAPE . D.E.C. REVIEWING EASEMENT CHANGES
12/23/92	P.B. APPEARANCE	TO RETURN
12/15/92	WORK SESSION APPEARANCE	SUBMIT
10/07/92	WORK SESSION APPEARANCE	RETURN

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/26/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
PERFORMANCE BND

FOR PROJECT NUMBER: 92-44

NAME: H.R. & C. OF NEW YORK, INC.

APPLICANT: GRAMMATIKOS, JOHN

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
01/25/95	PERF. BOND AMOUNT	CHG	27000.00		
01/26/95	CERTIFIED CK. #4911	PAID		27000.00	
			-----	-----	-----
		TOTAL:	27000.00	27000.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/26/95

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 92-44

NAME: H.R. & C. OF NEW YORK, INC.

APPLICANT: GRAMMATIKOS, JOHN

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
01/25/95	2% OF 67,000.00	CHG	1340.00		
01/26/95	REC. CK. #1002	PAID		1340.00	
01/25/95	4% OF PERF. BOND	CHG	1080.00		
01/26/95	REC. CK. #4912	PAID		1080.00	
			-----	-----	-----
		TOTAL:	2420.00	2420.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/27/93

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 92-44

NAME: H.R. & C. OF NEW YORK, INC.

APPLICANT: GRAMMATIKOS, JOHN

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	12/17/92	MUNICIPAL HIGHWAY	02/26/93	APPROVED
ORIG	12/17/92	MUNICIPAL WATER	03/10/93	SUPERSEDED BY REV2
ORIG	12/17/92	MUNICIPAL SEWER	03/10/93	SUPERSEDED BY REV2
ORIG	12/17/92	MUNICIPAL SANITARY	03/10/93	SUPERSEDED BY REV2
ORIG	12/17/92	MUNICIPAL FIRE	12/21/92	APPROVED
ORIG	12/17/92	PLANNING BOARD ENGINEER	03/10/93	SUPERSEDED BY REV2
REV1	01/22/93	N.Y.S. DEPT. TRANSPORTATION . DRVWY MUST BE 75' BACK FROM WHITE LINE	01/29/93	APPROVED OR CURB LINE OF 300
REV2	03/10/93	MUNICIPAL HIGHWAY	04/16/93	SUPERSEDED BY REV3
REV2	03/10/93	MUNICIPAL WATER	03/25/93	APPROVED
REV2	03/10/93	MUNICIPAL SEWER	04/16/93	SUPERSEDED BY REV3
REV2	03/10/93	MUNICIPAL SANITARY	04/16/93	SUPERSEDED BY REV3
REV2	03/10/93	MUNICIPAL FIRE	03/10/93	APPROVED
REV2	03/10/93	PLANNING BOARD ENGINEER	04/16/93	SUPERSEDED BY REV3
REV2	03/10/93	N.Y.S.DEPT. TRANSPORTATION . PERMIT NEEDED FOR DRAINAGE WORK ONLY	03/23/93	APPROVED
REV3	04/16/93	MUNICIPAL HIGHWAY	/ /	
REV3	04/16/93	MUNICIPAL WATER	/ /	
REV3	04/16/93	MUNICIPAL SEWER	/ /	
REV3	04/16/93	MUNICIPAL SANITARY	/ /	
REV3	04/16/93	MUNICIPAL FIRE . SEE REVIEW SHEET IN FILE FOR	04/19/93	APPRD COND DETAILS OF APPROVAL
REV3	04/16/93	PLANNING BOARD ENGINEER	/ /	

FR #9944 Approval Fee

242-7600
**POSITIVE BUSINESS
INVESTMENT GROUP**
6 RONDACK RD.
MIDDLETOWN, NY 10940

1001

50-7077/2219



John Daskalis
Director of Operations

PAY
TO THE
ORDER OF

1/26 1995
Town of New Windsor

\$ 100.00

One Hundred Dollars & 00/100

DOLLARS



4 SOUTH STREET
MIDDLETOWN, NY 10940

JOHN DASKALIS - PRESIDENT

Non Review Fee -

⑈001001⑈ ⑆221970773⑆ 077 3105239⑈

#92-44 Perf. Bond

292-7600
DAYS INN OF NEWBURGH

H.R. & C. NEW YORK, INC.

845 UNION AVE

NEWBURGH, NY 12550

EXPLANATION	AMOUNT

4911

10-4/220

AY
MOUNT

DATE	DESCRIPTION	CHECK NUMBER
1/26/95	PERFORMANCE BOND	4911

DOLLARS

CHECK
AMOUNT

\$ 27,000.00

[Signature]

AUTHORIZED SIGNATURE

⑈004911⑈ ⑆022000046⑆ ⑆100002303748⑈

E. # 92-44

AME Drop Inn of Newburgh
(H.R. & C. of N.Y.)

OR: Performance Bond \$27,000.00

TOTAL DEPOSIT: \$27,000.00

Certified
AMOUNT OF CHECK: \$27,000.00
4911

COMPTROLLER

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 92-44

January 26, 1995

RECEIVED FROM Drop Inn of Newburgh
Twenty-seven Thousand 00/100 DOLLARS
Performance Bond

Account Total \$ 27,000.00

Amount Paid \$ 27,000.00 Cert. CK# 4911

Balance Due \$ -0- Myra Mason, Secy. to H. P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

P.E. # 92-44 2% Snap fee



John Daskalis
Director of Operations

292-7600
**POSITIVE BUSINESS
INVESTMENT GROUP**
6 RONDACK RD.
MIDDLETOWN, NY 10940

1002

50-7077/2219

PAY
TO THE
ORDER OF

Town of New Windsor
ONE THOUSAND three hundred forty & 1/100
\$ 1,340.00
DOLLARS



4 SOUTH STREET
MIDDLETOWN, NY 10940

Size Inspection Fee

⑈001002⑈ ⑆221970773⑆ 077 3105239⑈

JOHN DASKALIS - PRESIDENT

P.B. # 92-44

NAME Positive Business Investment Group
(for: H.R.C. of N.Y.)

Private Improvements:

FOR: 2% of Cost Est. \$ 1,340.00
(\$67,000.00)

TOTAL DEPOSIT: \$ 1,340.00

AMOUNT OF CHECK: \$ 1,340.00
1002

COMPTROLLER

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 92-44

January 26, 1995

RECEIVED FROM Positive Business Investment Group

One Thousand Three Hundred Forty 00/100 — DOLLARS

2% of \$67,000.00 Cost Est. for Private Imps. Inspect. fee

Account Total \$ 1,340.00

Amount Paid \$ 1,340.00 CK# 1002

Balance Due \$ -0- Wm. Mason, Secy to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Revised fees as of 1/24/95 (m)

SITE PLAN FEES - TOWN OF NEW WINDSOR

APPLICATION FEE:.....\$ ~~150.00~~

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ ~~X~~

MULTI-FAMILY SITE PLANS:

_____ UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS)....\$ ~~X~~

_____ UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS)....\$ ~~X~~

TOTAL ESCROW PAID:.....\$ ~~X~~

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00 (1)

PLAN REVIEW FEE (MULTI-FAMILY): A. ^{100.00} ~~\$150.00~~
PLUS \$25.00/UNIT B. _____

TOTAL OF A & B: \$ _____

RECREATION FEE: (MULTI-FAMILY)

^{500.00}
~~\$1,000.00~~ PER UNIT

_____ @ \$1,000.00 EA. EQUALS: \$ ~~X~~
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$ 67,000.00

A. ~~4% OF FIRST \$50,000.00~~ A. _____
B. 2% OF REMAINDER B. 1,340.00

TOTAL OF A & B: \$ 1,340.00 (2)

TOTAL ESCROW PAID:.....\$ 750.00 Public Imp: ⁽³⁾ \$27,000.00 Perf. Bond

TO BE DEDUCTED FROM ESCROW: 578.00 Insp. Fee 4% ⁽⁴⁾ 1,080.00

RETURN TO APPLICANT: \$ 172.00

ADDITIONAL DUE: \$ _____



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: H. R. & C., INC. (CHO) SITE PLAN
PROJECT LOCATION: UNION AVENUE (AT DAYS INN)
SECTION 4-BLOCK 1-LOT 12.12
PROJECT NUMBER: 92-44
DATE: 23 DECEMBER 1992
DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF A
PORTION OF THE DAYS INN PROPERTY FOR USE AS A
PROPOSED RESTAURANT. THE PLAN WAS REVIEWED ON A
CONCEPT BASIS ONLY.

1. I have been advised by the Applicant that the intent is to create a lease parcel, for development of this site plan. The lease parcel/site plan appears to comply with the minimum bulk requirements for the restaurant use, within the design shopping (C) Zoning District.
2. My comments regarding a concept review of the site plan are as follows:
 - a. The Applicant has made modifications and has provided the additional information as requested at previous Technical Work Sessions.
 - b. The project includes the relocation of a Town sewer line, which is the subject of a separate design by Shaw Engineering, which will require Town Board approval. If approved, this work could be included in a Public Improvement Bond associated with the site plan approval.
 - c. The Board may wish to determine whether additional information is necessary for site lighting and site landscaping.
 - d. Once the Board conceptually endorses the site layout, I will make further review of the final site grading and stormwater provisions.

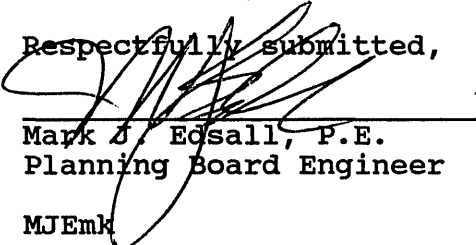
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: H. R. & C., INC. (CHO) SITE PLAN
PROJECT LOCATION: UNION AVENUE (NEAR DAYS INN)
SECTION 4-BLOCK 1-LOT 12.12
PROJECT NUMBER: 92-44
DATE: 23 DECEMBER 1992

- e. Approval from the New York State Department of Transportation for the stormwater interconnection will be required.
 - f. If the lease parcel is sold in the future, cross-easements would be appropriate.
3. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:HRC.mk

PLANNING BOARD FILE NUMBER: 92-44

MEMORANDUM FOR FILE

DATE: January 3, 1994

On this date: I spoke to Mr. Victor Choe, Co-Applicant,
I informed him that there are outstanding fees
to be paid.

He asked that I write him a letter listing
all fees due.

(u)

1-17-94

Note: See letter sent 1-17-94 to Mr. Choe.

(u)

1/17/94
cc: LARRY REIS

APPLICATION FEE (DUE AT TIME OF SUBMITTAL)

\$ ~~150.00~~ Pd

PLAN REVIEW FEE: (APPROVAL)

150.00

PLAN REVIEW FEE (MULTI-FAMILY): A. \$150.00
PLUS \$25.00/UNIT B. _____

TOTAL OF A & B: 150.00

(PRIVATE)

SITE IMPROVEMENT COST ESTIMATE: \$ 167,000.00

A. 4% OF FIRST \$50,000.00
B. 2% OF REMAINDER

A. 2,000.00
B. 340.00

TOTAL OF A & B: 2,340.00

Public: See Attached

Performance Bond: \$ 27,000.00

5% Inspection fee: \$ 1,350.00

Amounts Due



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

January 17, 1994

H. R. & C. of New York, Inc.
C/O Diplomat Motor Lodge
845 Union Avenue
New Windsor, NY 12553

ATTENTION: MR. VICTOR CHOE

SUBJECT: PLANNING BOARD FEES DUE FOR APPLICATION FOR
PROPOSED RESTAURANT
TAX MAP #4-1-12.12

Dear Mr. Choe:

As per our telephone conversation of January 3, 1994, please find attached a breakdown of fees due for subject project.

If you should have any questions, please call our office at (914) 563-4615.

Very truly yours,

Myra Mason

Myra Mason, Secretary
for the Planning Board

MM:mm

APPLICATION FEE (DUE AT TIME OF SUBMITTAL)

\$ 150.00 Pd

~~PLAN REVIEW FEE (APPROVAL)~~

150.00

PLAN REVIEW FEE (MULTI-FAMILY):
PLUS \$25.00/UNIT

A. \$150.00
B. _____

TOTAL OF A & B:

① ~~150.00~~

(PRIVATE)

SITE IMPROVEMENT COST ESTIMATE:

~~\$1,700.00~~

A. 4% OF FIRST \$50,000.00
B. 2% OF REMAINDER

A. ~~2,000.00~~
B. ~~340.00~~

TOTAL OF A & B:

② ~~2,340.00~~

Public: See Attached

Performance Bond: ③ \$ 27,000.00

5% Inspection Fee: ④ \$ 1,350.00

Amounts Due

1) \$ 150.00
2) \$ 2,340.00
3) \$ 27,000.00
4) \$ 1,350.00



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

1763

July 15, 1993

Town of New Windsor Town Board
555 Union Avenue
New Windsor, NY 12553

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

SUBJECT: H.R. & C. OF N.Y. SEWER LINE RELOCATION - PUBLIC
IMPROVEMENT PERFORMANCE BOND
P.B.#92-44

Dear Board Members:

We are in receipt of a performance bond estimate dated 3 May, 1993 from Grevas & Hildreth, L.S. with respect to subject project. As you may recall, this project requires the relocation of the 10" sanitary sewer line which parallels Union Avenue. The relocation work will be performed by H.R. & C. Of N.Y. Inc. as part of a site plan approval presently pending before the Planning Board.

In line with our review of the performance bond estimate for the public improvements dated 3 May, 1993 (a copy of which has been enclosed) please be advised that we would recommend that the bond amount be established at \$27,000.00. In addition, the Town regulations require an Engineering Inspection Fee of 5% of the bonded public improvements. We would, therefore, recommend that the applicant post with the Town a check in the amount of One Thousand Three Hundred Fifty Dollars (\$1,350.00).

1/24/95 I checked with Mark Edsall if he felt this Perf. Bond Amount would still be valid if paid now - He said yes, they are usually good for three years. (m)

We are hopeful that the above is satisfactory for your approval, however, if you should have any questions, please contact our office.

Very truly yours,

Richard D. McGoey, P.E.
Richard D. McGoey, P.E.,
Engineer for the Town

RDM:mlm

cc: Michael Babcock, Building Inspector
Mark J. Edsall, P.E. - P.B. Engineer
Greg Shaw, P.E.
William Hildreth, L.S.

Grevas
& Hildreth, P.C. LAND SURVEYORS
33 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12553
TELEPHONE: (914) 562-8687

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

3 May 1993

H.R.&C., INC.
SEWER LINE RELOCATION
PUBLIC IMPROVEMENT BOND ESTIMATE
~~~~~

| Item<br>~~~~~                                              | Quantity<br>~~~~~ | Unit Price<br>~~~~~ | Amount<br>~~~~~ |
|------------------------------------------------------------|-------------------|---------------------|-----------------|
| 10" Sewer line<br>Excavation, Installation<br>and Backfill | 585 L.F.          | 40.00 L.F.          | \$23,400        |
| Manholes<br>Installed                                      | 3                 | 1200.00 ea.         | 3,600           |
|                                                            |                   | Amount              | \$27,000        |

Inspection Fee @ 5% = \$1,350.00

# **& Grevas Hildreth, P.C.**

LAND SURVEYORS  
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12553  
TELEPHONE: (914) 562-8667

LAND SURVEYS  
SUBDIVISIONS  
SITE PLANNING  
LOCATION SURVEYS

3 May 1993

## H.R. & C., INC. SITE PLAN IMPROVEMENT BOND ESTIMATE

| Item                        | Quantity   | Unit Price | Amount   |
|-----------------------------|------------|------------|----------|
| Paving                      | 3,380 S.Y. | 10.00 S.Y. | 33,800   |
| Curbing                     | 935 L.F.   | 9.00 L.F.  | 8,415    |
| Concrete Walks              | 155 S.Y.   | 30.00 S.Y. | 4,650    |
| Parking Lot Striping        | 1,100 L.F. | 0.40 L.F.  | 440      |
| Handicap Signs and Striping | 3          | 100.00 ea. | 300      |
| 15" CMP                     | 230 L.F.   | 15.00 L.F. | 3,450    |
| Catch Basin                 | 3          | 900.00 ea. | 2,700    |
| Oil/Water Separator         | 1          | L.S.       | 1,500    |
| Landscaping:                |            |            |          |
| Trees                       | 3          | 125.00 ea. | 375      |
| Bushes                      | 69         | 25.00 ea.  | 1,725    |
| Grading                     | 490 S.Y.   | 0.50 S.Y.  | 245      |
| Lamp/Luminare               | 6          | 900.00 ea. | 5,400    |
| Building Mounted Lights     | 5          | 250.00 ea. | 1,250    |
| Dumpster Pad and Enclosure  | 1          | L.S.       | 1,500    |
| Sign                        | 1          | L.S.       | 1,000    |
| Flag Pole                   | 1          | L.S.       | 250      |
|                             |            |            | ~~~~~    |
|                             | Total      |            | \$67,000 |
|                             |            |            | -50,000  |
|                             |            |            | ~~~~~    |
|                             |            |            | \$17,000 |

~~4% SUT~~ = \$2,000

~~2% SUT~~ = \$340

~~Inspection Fee~~ \$2,340.00





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

July 15, 1993

Town of New Windsor Town Board  
555 Union Avenue  
New Windsor, NY 12553

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, NY 12553

SUBJECT: H.R. & C. OF N.Y. SEWER LINE RELOCATION - PUBLIC  
IMPROVEMENT PERFORMANCE BOND  
P.B. #92-44

Dear Board Members:

We are in receipt of a performance bond estimate dated 3 May, 1993 from Grevas & Hildreth, L.S. with respect to subject project. As you may recall, this project requires the relocation of the 10" sanitary sewer line which parallels Union Avenue. The relocation work will be performed by H.R. & C. Of N.Y. Inc. as part of a site plan approval presently pending before the Planning Board.

In line with our review of the performance bond estimate for the public improvements dated 3 May, 1993 (a copy of which has been enclosed) please be advised that we would recommend that the bond amount be established at \$27,000.00. In addition, the Town regulations require an Engineering Inspection Fee of 5% of the bonded public improvements. We would, therefore, recommend that the applicant post with the Town a check in the amount of One Thousand Three Hundred Fifty Dollars (\$1,350.00).

We are hopeful that the above is satisfactory for your approval, however, if you should have any questions, please contact our office.

Very truly yours,

Richard D. McGoe, P.E.  
Richard D. McGoe, P.E.,  
Engineer for the Town

RDM:mlm

cc: Michael Babcock, Building Inspector  
Mark J. Edsall, P.E. - P.B. Engineer  
Greg Shaw, P.E.  
William Hildreth, L.S.

**& Grevas**  
**Hildreth, P.C.** LAND SURVEYORS

33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12553  
 TELEPHONE: (914) 562-8667

LAND SURVEYS  
 SUBDIVISIONS

SITE PLANNING  
 LOCATION SURVEYS

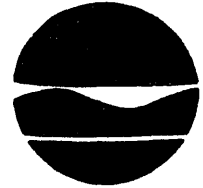
3 May 1993

H.R.&C., INC.  
 SEWER LINE RELOCATION  
 PUBLIC IMPROVEMENT BOND ESTIMATE  
 ~~~~~

Item ~~~~~	Quantity ~~~~~	Unit Price ~~~~~	Amount ~~~~~
10" Sewer line Excavation, Installation and Backfill	585 L.F.	40.00 L.F.	\$23,400
Manholes Installed	3	1200.00 ea.	3,600
		Amount	\$27,000

Inspection Fee @ 5% = \$1,350.00

New York State Department of Environmental Conservation
200 White Plains Road, Tarrytown, New York 10591
(914) 332-1835



Thomas C. Jorling
Commissioner

RECEIVED

JUN 30 1993

SHAW ENGINEERING

June 25, 1993

Mr Gregory J. Shaw, P.E.
Principal
Shaw Engineering
744 Broadway
P.O. Box 2569
Newburgh, New York 12550

RE: APPROVAL OF PLANS AND SPECIFICATIONS FOR
LANDS OF H.R. & C. OF NEW YORK, INC.
SEWER MAIN REPLACEMENT/RELOCATION
TOWN OF NEW WINDSOR SEWER DISTRICT #17
TOWN OF NEW WINDSOR, ORANGE COUNTY

Dear Mr. Shaw:

This is to advise you that the plans and specifications for the above referenced project are being approved by this Department. This project consists of the removal of two "runs" of existing 10-inch sewer line located on lands owned by H.R. & C. of N.Y., Inc. and replacing them with 583 feet of new 10-inch sewer connected to 4 new manholes installed at a new location approximately 60 feet to the west as shown in the plans prepared by Shaw Engineering, consisting of one sheet last revised June 15, 1993.

This approval is solely for the Replacement/Relocation of the sewer main. The service area is limited to the existing connections. There shall be no additional connections to this sewer main since there is a ban on new sewer extensions to the Town of New Windsor Sewage Treatment Plant.

By initiating the construction of the said project covered by the approval of the plans and specifications, the applicant accepts and agrees to abide by and conform with the following:

Mr. Gregory J. Shaw, P.E.

Page 2

June 25, 1993

- 1) This approval is issued pursuant to SPDES Permit No. NY-0022446. (Town of New Windsor STP).
- 2) That this approval letter shall be maintained on file by the applicant.
- 3) That the approval is revocable or subject to modification or change pursuant to Article 17 of the Environmental Conservation Law.
- 4) That any and all construction undertaken by the terms of the approval of plans shall be completely and wholly at the risk of the applicant.
- 5) That the facilities shall be fully constructed and completed in compliance with plans as approved on June 25, 1993.
- 6) That this office is to be notified when construction commences.
- 7) That the engineer will forward the results of the leakage tests of the completed work to this Department.
- 8) That the professional engineer supervising such construction shall certify to this Department in writing and to the applicant that the constructed facilities have been under his supervision and that the works have been fully completed in accordance with the engineering report and the plans.
- 9) That the leakage outward or the infiltration inward of the constructed sewer line shall not exceed 200 gallons per inch of pipe diameter per mile per day for any section of the sewer system between manholes and including manholes.
- 10) The approved project must be completed within five (5) years of the approval date at which time the approval will expire.

Mr. Gregory J. Shaw, P.E.
Page 3
June 25, 1993

Enclosed please find one copy of the approved plans and the engineering report. Also, one copy of the approved plans is being sent to the Orange County Health Department.

Very truly yours,

A handwritten signature in cursive script, reading "Cesare J. Manfredi".

Cesare J. Manfredi, P.E.
Environmental Engineer IV
Division of Water
Region III

CJM:AC:jm
Enclosure

cc: Orange County Health Department
George Green, Supervisor, Town of New Windsor

AS OF: 01/05/94

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Changeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 92-44

NO WORK DONE PRIOR TO: 12/31/93

JOB-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----	
									EXP.	BILLED BALANCE
87-44	57750	12/15/92	TIME	MJE	NO DAYS 188/CHG W/S	65.00	0.50	32.50		
87-44	57753	12/23/92	TIME	MJE	NO HRC	65.00	0.42	26.00		
87-44	58045	12/23/92	TIME	MJE	CL W/REVIEW COMMENTS	25.00	0.50	12.50		
92-44	58753	01/04/93	TIME	MJE	PH CHO	70.00	0.33	21.00		
92-44	59821	01/19/93	TIME	MJE	NO CFO S/P	70.00	0.40	28.00		
								120.00		
92-44	59775	01/06/93			BILL 92-101 PD				-58.50	
									-58.50	
87-44	60025	02/04/93	TIME	MJE	NO CHO	70.00	0.30	21.00		
87-44	64073	03/01/93	TIME	MJE	NO HRC S/P	70.00	0.50	35.00		
87-44	64475	03/23/93	TIME	MJE	CL W/REVIEW COMMENTS	25.00	0.50	12.50		
87-44	64081	03/24/93	TIME	MJE	NO HRC S/P	70.00	0.10	7.00		
87-44	64083	03/25/93	TIME	MJE	NO HRC S/P	70.00	0.20	14.00		
87-44	61700	04/08/93	TIME	MJE	NO HRC	70.00	0.40	28.00		
87-44	61251	04/27/93	TIME	MJE	CL W/REVIEW COMMENTS	25.00	0.40	10.00		
87-44	62783	04/27/93	TIME	MJE	NO HRC	70.00	0.10	7.00		
87-44	61717	04/28/93	TIME	MJE	PH HRC CONG S/P MEPL	70.00	0.10	7.00		
87-44	61719	04/29/93	TIME	MJE	PH HRC W/REH	70.00	0.40	28.00		
								292.00		
87-44	67510	05/17/93			BILL 93-199				-233.50	
									-233.50	
87-44	70023	05/01/93	TIME	MJE	NO HRC	70.00	0.30	21.00		
87-44	70212	06/11/93	TIME	MJE	CL MEMO-WRAC BITE	25.00	0.50	12.50		
87-44	70117	07/15/93	TIME	MJE	NO PRSP PERF W/REH	70.00	0.50	35.00		
								360.50		
87-44	70124	07/03/93			BILL INV. 93-269 PD				-60.00	
									-360.50	
								360.50	0.00	-360.50
								360.50		
								360.50		



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

11 June 1993

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

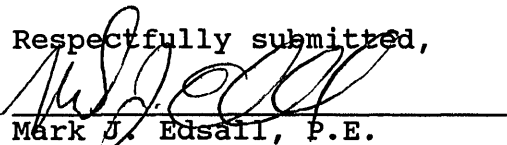
FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: HR&C SITE PLAN
NEW WINDSOR PLANNING BOARD NO. 92-44
MHE JOB NO. 87-56

I have reviewed the final plan stamped 11 May 1993 for the subject project. This plan appears to comply with the Conditions of Approval noted at the 28 April 1993 Planning Board meeting. As such, it is my opinion that these plans can be stamped approved, once the Public Improvement Bond Estimate is approved and the appropriate fees are paid. As a reminder, please note that this site plan includes both a Private Improvement Bond Estimate and a Public Improvement Bond Estimate. I have reviewed the Private Improvement Estimate and find the value of \$67,000.00 acceptable for the related work. The Applicant should be required to pay the Town the inspection fee of \$2,340.00 as part of the closeout of the project. Please verify that Dick McGoey has reviewed the Public Improvement Bond Estimate; following which, the inspection fee can be established.

Please contact me if you need any further information with regard to this project.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:6-11-2E.mk

RESULTS OF P.B. MEETING

DATE: April 28, 1993

PROJECT NAME: H.R. 5 C. of N.Y. PROJECT NUMBER 92-44

LEAD AGENCY: * NEGATIVE DEC:
*
M) S) VOTE: A N * M) 0 S) ✓ VOTE: A 4 N 0
*

CARRIED: YES NO * CARRIED: YES: ✓ NO
*

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) ✓ S) VOTE: A 4 N 0 APPR. CONDITIONALLY: see below

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Send Bill & copy of F.I. review
Cost estimate must be submitted (2 must be submitted) ^{Public + Private}
Correct oil/water separator.
D.O.T. work permit.



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TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 92 - 44

DATE PLAN RECEIVED: APR - 8 1993

The maps and plans for the Site Approval N.R.C. of New York
Subdivision _____ as submitted by
Gruas for the building or subdivision of
_____ has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

2nd 3rd 4th 5/14/93
HIGHWAY SUPERINTENDENT DATE

5/14/93
WATER SUPERINTENDENT DATE

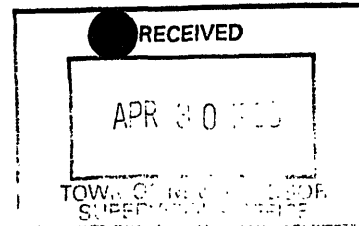
SANITARY SUPERINTENDENT DATE

New York State Department of Environmental Conservation

Division of Regulatory Affairs

21 South Putt Corners Rd., Paltz, NY 12561-1696

Telephone: (914) 255-3121



Thomas C. Jorling
Commissioner

April 28, 1993

ATTN: GREGORY J SHAW PE
SHAW ENGINEERING
744 BROADWAY
NEWBURGH NY 12550

Re: LANDS OF H.R. & C OF N.Y.
SEWER MAIN REPLACEMENT/RELOCATION
TOWN OF NEW WINDSOR SEWER DISTRICT #17
TOWN OF NEW WINDSOR, ORANGE COUNTY

Dear Mr. Shaw:

I have completed my review of this project and determined that there are no permits required under Article 15 (Protection of Waters) and Article 24 (Freshwater Wetlands) of the NYS Environmental Conservation Law. The State Environmental Quality Review Act (SEQR) has been satisfied by the Negative Declaration dated March 3, 1993 by the Town Board of the Town of New Windsor.

Therefore, by copy of this letter I am informing the Department's Division of Water to proceed with the sewer replacement plan review.

Please contact me if you have any questions.

Sincerely,

Ruth D. Bean
Regulatory Affairs
Region 3

RDB:H.R.&C.Ext

cc: C. Manfredi/J. Marcogliese, Dow
George A Green, Supervisor, Town of New Windsor

5/13/93 RD

APRIL 28, 1993

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H.R. & C. OF NEW YORK SITE PLAN 92-44

MR. PETRO: H.R. & C. of New York State plan, Union Avenue, represented by Bill Hildreth. Bill, do you know you have conditional approval from the fire department.

MR. HILDRETH: Did not know that.

MR. PETRO: Let me go over that. As of April 1993 please establish fire lanes signs in the north and west sides of the building. Maximum of 30 feet apart. Signs may be affixed to the building. Until the building plans can be reviewed in the exact dimensions and the seating area established this review does not include the approval of the 183 seats.

MR. HILDRETH: Squaring that away, site plan approval predicated on taking care of that?

MR. PETRO: If above mentioned signs are installed as per agreement at the Planning Board meeting this site plan is approved.

MR. HILDRETH: The signs, but they also mention inside the building. That's building plans. That would be prior to a building permit.

MR. PETRO: In other words, if we make a conditional the signs are going to be put on the map we can proceed.

MR. HILDRETH: Can I get a copy of that so I know what they are talking about?

MR. PETRO: Absolutely.

MR. HILDRETH: Since the last time we saw this we were asked to develop a landscaping plan which I'm going to show you very shortly. Minor changes to the site plan. We asked for an oil water separator at the last and lowest catch basin before we dump into the D.O.T. drainage. The relocation of a sign that we spoke about, existing sign for the motel that's going to be put on the north side of the entrance drive. Then a sign for the restaurant going to be put on this new curb island. What I did, I took all of the

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landscaping elements as well as the site lighting elements, put them on a second plan. I also changed the scale, so it's a little easier to pick up and see.

MR. VAN LEEUWEN: Did you get agreement from the Town Board to move that sewer line yet?

MR. HILDRETH: Not yet. That's a separate application that's under review at the moment by the D.E.C.. They are taking their time.

MR. PETRO: For the minutes I want to say on 3/10/1993 New York State Department of Transportation approved this application permit needed for drainage work only.

MR. VAN LEEUWEN: We can't approve this thing until he gets the agreement with the Town Board on the sewer?

MR. EDSALL: The Town Board has authorized that, they just --

MR. HILDRETH: I misspoke myself.

MR. EDSALL: It's the D.E.C., they are waiting on an approval for the application for the change in the sewer line orientation.

MR. PETRO: If we get far enough there should be no reason we can make that a condition of the approval.

MR. VAN LEEUWEN: No problem with me.

MR. EDSALL: I believe we have an agreement on file with the Town Board or something.

MR. PETRO: In other words, all you need is a beg off from the D.E.C.?

MR. EDSALL: I have a copy of the resolution from the Town Board authorizing relocation. But the condition is I believe they get D.E.C. approval and engineering approval so the Town Board has authorized it conditioned on those other reviews and approvals. That was from their March 3, 1993 meeting.

MR. SHAW: I was retained by Mr. Soe (phonetic) to take care of the D.E.C. and prepare the necessary

design documents for that sewer line. The documents were prepared. They were reviewed by the Town's consultant Dick McGoey, who signed off on it as did Cuomo, as did the supervisor's office when they executed the application. All the documents were sent down to White Plains probably about five, six weeks ago. Before White Plains can do a technical review, that's D.E.C., they shipped the documents up to New Paltz to make sure that S.E.Q.R.A. has been complied with. That's where we presently sit. The documents are in New Paltz and they're making sure that the provisions of S.E.Q.R.A. have been met. Once they are satisfied that they have been met, they will in turn notify White Plains and White Plains will continue, actually will begin their technical review of the drawings. So they have had them now for awhile. Unfortunately it's a two step process. Environmental review which is New Paltz. Then the technical review which is White Plains. I'm hoping to have, I would say, in 30 days the final approval from the D.E.C.. But I have been disappointed by them before. I think 30 days is probably a reasonable period of time because they have had it for awhile. New Windsor has accepted all the design documents reflecting that sewer line relocation.

MR. PETRO: Thank you. We have on the file from the Town Board, we have a resolution from the Town Board, 3/3/93 for approval.

MR. VAN LEEUWEN: We have looked this thing over a couple of times. I don't see any problem with it.

MR. PETRO: The landscaping plan, Ron, we talked about that. It looks like he prepared one. We asked the applicant to prepare it, he has. The shrubbery.

MR. LANDER: I only have one comment. There's nothing on here in front that borders the highway.

MR. HILDRETH: Correct.

MR. LANDER: Why is that?

MR. HILDRETH: Flip back, you can see there is an easement between this line here and the property line. The entire plan was developed to leave that alone,

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grading wise and improvement wise.

MR. VAN LEEUWEN: You couldn't move those parking places in about two feet and put a little, dress that up a little bit?

MR. HILDRETH: I have got all the room, it's that tight. You have got parking spaces, aisle spaces, parking spaces, the building and the rear setback.

MR. VAN LEEUWEN: It's that tight?

MR. HILDRETH: Yes. We created a parcel.

MR. VAN LEEUWEN: I know you created a parcel.

MR. HILDRETH: We worked it. We kept it tight and then created the parcel. Plus we have this sewer line. The relocation begins here.

MR. PETRO: I also see on the map a note which asked knee wall if required during construction it will in one way or the other be constructed from material such as stone or concrete block, something to match the building.

MR. HILDRETH: Those appear on sheet two that Mr. Chairman was referring to.

MR. PETRO: Lighting levels were also discussed. I think Carmen made some comments about that.

MR. DUBALDI: Make a motion declare negative dec?

MR. VAN LEEUWEN: I will second it.

MR. PETRO: Motion has been made and seconded New Windsor Planning Board declare negative dec on H.R. & C. site plan project number 92-44. Any further discussion from the Board members? If not, roll call.

MR. VAN LEEUWEN: Aye.

MR. DUBALDI: Aye.

MR. LANDER: Aye.

MR. PETRO: Aye.

MR. PETRO: Again, I note the approval on file from

the New York State Department of Transportation regarding the modified access, the date of that is 3/23/93. A bond to the Town engineer.

MR. HILDRETH: I have begun that. I wait generally until everything is done so I know there is no other things to be added. I'm going to need some time with Mark to hammer that out. I've started that. I've got my quantities, I have got to put some prices together. I am aware of that requirement.

MR. VAN LEEUWEN: How heavy is that blacktop going to be in that blacktop area? How thick?

MR. HILDRETH: Detail on sheet one.

MR. LANDER: Two and one.

MR. HILDRETH: On top of eight.

MR. LANDER: Eight inch.

MR. HILDRETH: I believe that's a normal parking lot configuration.

MR. LANDER: We do have twenty-eight feet out here in the front aisle width. Is there any reason why? I know the wider the better at this point. You have 28 here.

MR. HILDRETH: One of them was the entrance here. The grade, if we pull this up I got to pull this up and I don't want to go any higher there. I already had to move it a little more, if you recall.

MR. LANDER: You're right, yes.

MR. HILDRETH: It was my feeling for the Board and everyone so they know how I conceived this, it was my feeling as long as the State had a permanent easement in there I just assume leave it alone.

MR. PETRO: Do you have any other objections or comments?

MR. VAN LEEUWEN: No.

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MR. DUBALDI: No.

MR. PETRO: Mr. Lander?

MR. LANDER: Not at this time, no.

MR. PETRO: I think subject to hearing back from the D.E.C., I think that we can move this. Do you have something else?

MR. HILDRETH: Just got Mark's comments. He has one regarding the oil water separator detail. If it's minor in nature I can take care of that.

MR. EDSALL: We can take care of that.

MR. HILDRETH: As I said I have begun that, I have got my quantities, I have just got to plug numbers. The oil and water.

MR. EDSALL: D.O.T. permit.

MR. HILDRETH: Want the permit in hand before --

MR. EDSALL: Isn't that what you are doing, holding that until there is a stamp?

MR. VAN LEEUWEN: If it's subject to it's got to be.

MR. PETRO: Permit needed for drainage work only. Only one. Not for the curb cut. I don't think we have to get involved with that. Permit needed for drainage work only.

MR. EDSALL: You'll just have to get that prior to doing that work.

MR. PETRO: They'll ride back and stop you anyway.

MR. VAN LEEUWEN: I make a motion to approve subject to those following conditions that were just mentioned.

MR. LANDER: Second.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board give approval if H.R. & C.

of New York Site Plan project number 92-44, subject to the oil and water detail being put on the map, a bond estimate be prepared with Mark Edsall and D.E.C. approval on the relocation of the sewer easement through the property. Is there any further discussion from Mark?

MR. EDSALL: Just a clarification, actually two bond estimates, one public improvement bond for the sewer relocation since that is a municipal improvement. The other one estimate for the site plan which is just something for the record. Two different issues. One needs approval from the Town Board as well as being public improvement one.

MR. PETRO: Again it's oil water detail, two bond estimates and D.E.C. approval.

MR. VAN LEEUWEN: Also fire inspector's comments.

MR. PETRO: The signs being placed on the map.

MR. HILDRETH: Can I get that copy from you?

MR. PETRO: Yes. Any further discussion from the Board members? If not, roll call.

MR. VAN LEEUWEN: Aye.

MR. DUBALDI: Aye.

MR. LANDER: Aye.

MR. PETRO: Aye.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: H. R. & C., INC. (CHO) SITE PLAN
PROJECT LOCATION: UNION AVENUE (AT DAYS INN)
SECTION 4-BLOCK 1-LOT 12.12
PROJECT NUMBER: 92-44
DATE: 28 APRIL 1993
DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF A
PORTION OF THE DAYS INN PROPERTY (BY LEASE PARCEL)
FOR USE AS A PROPOSED RESTAURANT. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 23 DECEMBER 1992 AND
24 MARCH 1993 PLANNING BOARD MEETINGS.

1. Based on a review of the latest plan submitted, I have the following comments:
 - a. The layout and detail of the oil-water separator needs some correction and adjustment.
 - b. The Applicant has prepared a second sheet for the application, same being a lighting and landscaping plan.
 - c. All other engineering review comments have been addressed by the Applicant and their surveyor.
2. The Board should review this latest plan, including the new lighting and landscaping plan, to determine if same meets their requirements.
3. The Board should confirm that an approval is on file from the New York State Department of Transportation regarding the modified access details.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
5. The applicant should be directed to submit a Public Improvement Bond Estimate to the Town Engineer for review.

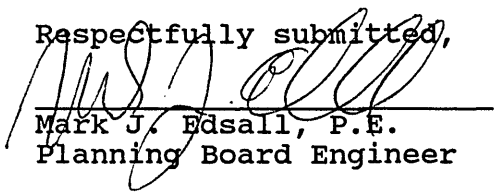
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: H. R. & C., INC. (CHO) SITE PLAN
PROJECT LOCATION: UNION AVENUE (AT DAYS INN)
SECTION 4-BLOCK 1-LOT 12.12
PROJECT NUMBER: 92-44
DATE: 28 APRIL 1993

6. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.
7. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:HR&C2.mk

RESULTS OF P.B. MEETING

DATE: March 24, 1993

PROJECT NAME: H.R. & C of N.Y.
(M) D (S) V all eyes

PROJECT NUMBER 92-44

LEAD AGENCY: 3/24/93
(M) D (S) L all eyes

NEGATIVE DEC: _____

PUBLIC HEARING: Whived 3/24/93

DISCUSSION:

Move sign on plan
More detail of landscaping (Need landscaping on
left hand side of property)

SEND TO ORANGE CO. PLANNING: _____

DISAPPROVED AND REFERRED TO Z.B.A.: YES _____ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVED _____ APPROVED CONDITIONALLY _____

NEED NEW PLANS: YES _____ NO _____

REASON FOR NEW PLANS OR CONDITIONS OF APPROVAL: _____

D.E.C. Reviewing Easement Change

H.R. & C. OF NEW YORK, INC. SITE PLAN (92-44) UNION
AVENUE

William Hildreth, L.S. of Grevas and Hildreth appeared before the board representing this proposal.

MR. PETRO: For the board's information, New York State Department of Transportation approved, permit is needed for drainage work only. You got that, Bill?

MR. HILDRETH: Yes, I knew that I was going to cover that to but thank you, that was one of the items.

MR. PETRO: Fire as proved on 3/10/93.

MR. PETRO: 1/29/93 must be 75 feet back from the white line and curb.

MR. HILDRETH: Correct, I made that change and then the DOT reviewed it based upon that change. They are happy with that and then they mentioned that the permit for the drainage worked.

MR. VAN LEEUWEN: How about making dedication to the County for that strip on the highway because that runs right to the center of the highway.

MR. HILDRETH: That is a permanent easement required by the State, there's no dedication required.

MR. PETRO: Is this in front of it?

MR. HILDRETH: All the development is staying outside of the easement, that is already a permanent easement acquired by the State when they did the new work on Union Avenue. This plan is a result of responding to comments that were received the last time the board saw this which was 23 December. Based on that meeting, and those comments we've added landscaping, lighting, flag pole and our little area there at the southwest corner of the building, dumpster location and the DOT as Mr. Chairman said wanted the driveway that was entering into the site located 75 feet from the white line and Union Avenue so it required moving the driveway west somewhat and reworking the grades a little bit so that

there's no drainage coming from our site out on to the existing driveway out to the motel. That has been done and as Mr. Chairman said approved by the DOT. With regard just for the board's knowledge an update and status report on the relocation of the sewer lines has been forwarded to the Town. Application has been forwarded by the Town to the DEC in White Plains who have in turn sent it to the DEC in New Paltz for environmental clearance prior to their doing the technical review. But all the paperwork has been done just waiting to get through that process and then the sewer line relocated so that none of the parking lot is over the sewer line. Does everybody know why that is being done? I went over that at the last meeting. The reason the sewer line is being relocated is to allow us to use the entire site for parking. We can't park because of the coverage.

MR. VAN LEEUWEN: One thing I'd like to say it really doesn't pertain to the site plan, it pertains to the main building, a lot of these restaurants going up in Town they are dumping a lot of grease into the sewer lines and it's causing a lot of havoc. I want to see a grease trap in there, a maintained grease trap in the building.

MR. HILDRETH: That would be part of the building plans.

MR. PETRO: In the kitchen itself, I think the Board of Health is taking care of it.

MR. BABCOCK: We require that.

MR. VAN LEEUWEN: Ponderosa doesn't have one.

MR. BABCOCK: They all have one, it's a matter of maintaining them.

MR. PETRO: It's probably full.

MR. VAN LEEUWEN: Wherever we have a lot of restaurants, we have a lot of sewer problems, as I have been told.

MR. PETRO: Also, the plan for the lighting I'm going according to the letter on Mark's comments, do you have a copy of Mark's comments? Just touch on that. You have the illumination I guess wattage and everything put down with certain types of lights and he brings up a good point if you are going to vary from that and he might, your architect might vary from it, what I want to do is get it in the minutes where you are going to be flexible.

MR. EDSALL: The reason I'm bringing that up we have had some problems where with good intent we require certain lighting level and applicants have defined exactly what they want but when the architect designs the building, he decides a different fixture would look better. We should leave it flexible. They have that ability as long as they maintain the lighting level.

MR. HILDRETH: That is the basis of this plan is to show the lighting levels that are intended for the parking lot. However, they are achieved as long as it's those lighting levels is that what you're heading at?

MR. EDSALL: That is it.

MR. HILDRETH: Would some note to that effect be required on the plan?

MR. EDSALL: If the board goes along with it, Mike and I can be a little more flexible in the field.

MR. PETRO: Also indicate some knee walls might be needed for the parking areas to be constructed properly and you're not showing that at the present time.

MR. VAN LEEUWEN: If you look at the site, you can see it.

MR. PETRO: You're not sure what they are being constructed of at this time and I know some of the board members don't like old railroad ties, if you know what I am saying.

MR. HILDRETH: How about new ones?

MR. PETRO: You might want to make a note on the map to construct proper parking what they are going to be made out of.

MR. HILDRETH: I believe one of the areas he may be referring to is the northwest end of this 6 space parking area. There's a fairly decent grade change from the existing garage and the motel down to the proposed parking lot and in order to make that change and construct the parking spaces, there may be the need for retaining wall here of some moderate height and I believe that is what you're referring to.

MR. EDSALL: I think we're looking at that spot right where you pointed. You'll probably end up with two foot knee wall, it's not important. Again. I want to let the board know because of the difficulty with the site they may need to develop a couple and again as long as the board doesn't have a problem.

MR. PETRO: Is this building being made out of stone and brick?

MR. HILDRETH: As long as you're bringing that up, the restaurant owners have selected a builder who has been kind enough to make a rendering, it's just a rendering but this is an idea of what they want to do and as far as materials, I suppose Mike can speak to that.

MR. MICHAEL PALMER: Mostly stucco building.

MR. PETRO: You're the builder for the project?

MR. PALMER: Correct, it's a stucco system that would be the outside.

MR. VAN LEEUWEN: What's it going to be, plywood sheets or real stucco?

MR. PALMER: The system is a styrofoam insulated stucco cement finish.

MR. VAN LEEUWEN: Chinese or Japanese?

MR. PALMER: It's going to be a diner.

MR. PETRO: With that, we want to stay with the retaining wall, I think concrete or stone or brick.

MR. HILDRETH: Something other than it's wood that you object to?

MR. VAN LEEUWEN: Other than wood cause they rot out and they look like hell after a couple of years.

MR. HILDRETH: Again, a note of some sort would be necessary or required.

MR. EDSALL: Add a note that complies with the discussion.

MR. PETRO: Go over number two, Mark with Bill about the sign you can do that.

MR. EDSALL: That is just when I was reviewing the plan and I did mention this to Bill in advance, the plan indicates the relocation of the motel sign from the location where it is now which conflicts with the curb and the restaurant entrance downward toward the highway, which is to the east into the landscaped area of the restaurant. Well, that is fine for the motel but I asked Bill where you are going to put the restaurant sign now which made us wonder if it would be a better idea to have the location where the sign is shown here as the sign location for the restaurant and relocate the motel sign on the opposite side of the existing motel driveway. What we're trying to avoid is having the motel sign on the restaurant leased parcel and have to look for a place for the restaurant sign, that way they are each separate and you comply. I'm sure you'll comply with the new sign ordinance once it is adopted, if we survive.

MR. HILDRETH: That would be a matter of moving that on the plan and identifying it as the motel and the restaurant sign.

MR. PETRO: Planning Board requires that a bond estimate be submitted for this site plan in accordance

with paragraph A1(g) Chapter 19 of the Town Code. Also Carmen and Ron, anything about the landscaping if we can maybe help them along with that? We touched on it last time, you're not going to have one separate landscaping plan for this, I think it's not--

MR. HILDRETH: I've shown some plantings on here and locations and some ideas.

MR. VAN LEEUWEN: I'd like to see something a little more detailed though, this is going to be quite a good size operation.

MR. HILDRETH: It's a one acre site, it's pretty much taken up with parking lot and restaurant. You can put some planters along the front of the building.

MR. VAN LEEUWEN: Bring us a detailed landscaping.

MR. HILDRETH: Okay.

MR. HILDRETH: I'm not trying to be difficult but other than showing some plantings where they are going to go what more. If you look at the southeast corner of the building there is a couple of curb islands that are there to make up a grade change and I have a flag pole in there amongst some bushes.

MR. VAN LEEUWEN: I'd like to see some shrubbery come along this other side here, the left-hand side of the property.

MR. HILDRETH: One of the reasons I didn't do that if you will look in the corner of the plan here, you've got some remaining area here that maybe developed in the future and you'll have some continuing traffic flow through there and if you put landscaping there now and you develop this in the future, you're going to lose it.

MR. PETRO: You're telling us if you have contiguous traffic flow, you're going to lose four or five spots, do you have adequate parking spots?

MR. HILDRETH: There again, we're getting ahead of

ourselves but it's a good question in the development of this site that would have been to be taken into consideration.

MR. DUBALDI: Says you're required to have 61 and you have exactly 61.

MR. HILDRETH: Right.

MR. PETRO: Keep that in mind if we have a right-of-way, someone's going to need a variance.

MR. VAN LEEUWEN: I'd still like to see some landscaping that is not tall, not big but something to finish off the site because there's nothing on that side it doesn't look good and I'd like to see a landscaping plan.

MR. PETRO: I agree.

MR. VAN LEEUWEN: The way I look at it, is this entire site is taken up by parking and building.

MR. HILDRETH: You want to see a separate plan?

MR. VAN LEEUWEN: Yes, sir, I hate to give you a hard time.

MR. PETRO: Probably going to have a public hearing.

MR. HILDRETH: I was going to ask what the board's feeling was.

MR. VAN LEEUWEN: There's only one house there within 500 feet, there's nobody there guys. I have no problem with a public hearing.

MR. HILDRETH: It's not a special use permit.

MR. PETRO: What's around the area, you have Steak & Stein on the other side.

MR. HILDRETH: Stewart Liner is over here, Washington Lake is over here.

MR. VAN LEEUWEN: You've got two houses one on the corner of the property and one on Liner Road.

MR. PETRO: Maybe we should not take up the applicant's time then.

MR. EDSALL: On public hearing, as Bill indicated, it's a permitted use, there doesn't seem to be anything extraordinary about it.

MR. HILDRETH: What's the radius for site plan?

MR. VAN LEEUWEN: 500 feet.

MR. HILDRETH: I thought that was only for ZBA variances.

MR. EDSALL: That is special permit, abutting an open site on the same street.

MR. VAN LEEUWEN: City of Newburgh on the front of you, you've got the one house that is part of this property and you have got one on Liner Road and Steak & Stein, that is it, the house on Liner Road is in the back to the right of the site.

MR. HILDRETH: They wouldn't be notified if you are going to hold a public hearing and notify adjoining and across the street, they wouldn't get a mailing.

MR. VAN LEEUWEN: I'd rather see the landscaping plan than have it go for a public hearing, so I'll trade it off for you.

MR. LANDER: I didn't think it's needed public hearing. I make a motion that the New Windsor assume lead.

MR. VAN LEEUWEN: I'll second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board assume lead agency for H.R. & C. Inc. Site Plan.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. VAN LEEUWEN	AYE
MR. PETRO	AYE

MR. VAN LEEUWEN: I make a motion to waive public hearing.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded New Windsor Planning Board waive public hearing for H. R. & C. Site Plan. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. VAN LEEUWEN	AYE
MR. PETRO	AYE

MR. HILDRETH: Would the board prefer seeing a landscaping plan and these changes?

MR. VAN LEEUWEN: Yes, Bill, you've got almost 100 percent coverage here.

MR. HILDRETH: Well, there's no coverage requirement for this.

MR. VAN LEEUWEN: We don't often approve something like this full coverage, let's get a nice landscaping plan.

MR. LANDER: One more thing, you have dumpster enclosure, just take out treated wood because that doesn't last and have it on a concrete pad.

MR. HILDRETH: Given the previous discussion we just had, sure.

MR. LANDER: And you have to have an oil separator and catch basin here.

MR. HILDRETH: Yeah.

MR. LANDER: State requirement.

MR. HILDRETH: I don't know if it is a State requirement but they have installed some along Union Avenue when they improved it. So because we're collecting more water from the parking lot, I just thought that that was an improvement.

MR. VAN LEEUWEN: Everything that has been approved on the reservoir does have grease traps in the parking lots.

MR. LANDER: I know they asked Casey Manns for one that is the first time that I heard about it here.

MR. VAN LEEUWEN: We haven't done anything on Union Avenue in a while.

MR. PETRO: Is there a retaining wall in the absolute far side of the property, the back of the property, the back of the restaurant, is there going to be a retaining wall there?

MR. HILDRETH: Not under their plan. We looked at when we were looking at relocating the sewer line, several ways of doing it, one of the things we considered was taking as much fill out as we could and putting a retaining wall in and the numbers didn't crunch. So everything that we've got here is being done and will be completed without the need for a retaining wall. Not counting what I just talked about during construction that we need a little one here or there to make a corner of the parking lot.

MR. PETRO: While you're waiting for the DEC to review the change in easement.

MR. HILDRETH: Right, that is a separate application if that was the only thing we were waiting for I was comfortable with asking the board to consider conditional approval. With the board wanting to see a landscaping plan and some other changes.

March 24, 1993

22

MR. PETRO: What we can do is in two weeks be back again you can have the landscaping plan done, maybe by that time we'll hear from the DEC. We're certainly not holding you up at this point. So you can do up a nice landscaping plan.

MR. HILDRETH: And address the comments, okay.

MR. PETRO: Thank you.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
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(914) 562-8640
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: H. R. & C., INC. (CHO) SITE PLAN
PROJECT LOCATION: UNION AVENUE (AT DAYS INN)
SECTION 4-BLOCK 1-LOT 12.12
PROJECT NUMBER: 92-44
DATE: 24 MARCH 1993
DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF A
PORTION OF THE DAYS INN PROPERTY (BY LEASE PARCEL)
FOR USE AS A PROPOSED RESTAURANT. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 23 DECEMBER 1992
PLANNING BOARD MEETING.

1. The Applicant has addressed the previous technical review comments; however, certain items should be noted and discussed, as follows:
 - a. A detail of the oil-water separator for the drainage system should be provided.
 - b. A location for the free-standing sign for the restaurant should be established (see comment #2 below).
 - c. Due to the existing topography of the lease development parcel, it may become necessary to install short landscape knee walls in certain areas, to achieve acceptable parking area and side slopes. Although not shown on this site plan, it should be noted that flexibility to install same should be allowed for during construction, subject to review of the Town representatives.
 - d. Although the plan includes a note defining certain height and wattage requirement for post luminaries, it is my recommendation that this requirement be kept flexible, such that the actual units can be selected by the building design architect or engineer (maintaining necessary lighting levels).

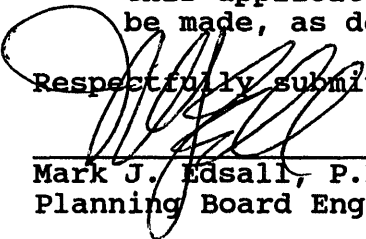
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: H. R. & C., INC. (CHO) SITE PLAN
PROJECT LOCATION: UNION AVENUE (AT DAYS INN)
SECTION 4-BLOCK 1-LOT 12.12
PROJECT NUMBER: 92-44
DATE: 24 MARCH 1993

- e. I have received a copy of a resolution from the Town Board indicating approval of the sewer relocation, subject to necessary technical approvals and with the understanding that the relocation will be at the expense of the project developer/application. The Applicant should be reminded that this item must be bonded as part of the site plan approval. The bond estimate should be forwarded to Town Engineer McGoeys for review.
2. The plan, as currently submitted, indicates that the motel sign will be relocated to the northeast corner of the lease parcel. I suggest that the location shown is the appropriate location for the restaurant sign, with the appropriate relocation of the motel sign being to the north side of the motel driveway. The Applicant may wish to consider this suggestion.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
4. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
5. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.
6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:HR&C.mk

7pm entry
3/6/93
(6)
500/

RE: RESOLUTION AUTHORIZING RELOCATION OF SEWER MAIN - S.D.#17
LANDS OF H.R. & C OF NEW YORK INC. - 4-1-12.12

MOTION BY COUNCILMAN Spignardo

SECONDED BY COUNCILMAN Heft

That the Town Board of the Town of New Windsor adopt the following Resolution:

WHEREAS, the sewer main for Sewer District #17 traverses Section 4, Blk. 1, Lot 12.12 located on Route 300 within the Town of New Windsor; and

WHEREAS, the owner of the said parcel desires to construct a building on the subject premises; and

WHEREAS, the sewer main must be relocated in order to allow the construction of the said building.

It is hereby RESOLVED that the Town Board of the Town of New Windsor authorizes the relocation of the sewer main pursuant to plan approved by the Engineer for the Town, said relocation to be at the sole expense of the property owner.

And, it is further RESOLVED that the Town Board of the Town of New Windsor declares a negative declaration for environmental purposes and authorizes the Supervisor to execute the Short Environmental Assessment Form and Application for DEC approval of plans.

ROLL CALL: All Ayes

MOTION CARRIED: 5-0

Town Board Agenda: 03/03/93.

(TA DD#23-030293.VS)

NEW YORK STATE DEPARTMENT OF TRANSPORTATION
EAST ORANGE AND ROCKLAND OFFICE
PERMIT INSPECTION
112 DICKSON STREET
NEWBURGH, NEW YORK 12550
Telephone (914) 562-4094

Albert J. Bauman
Regional Director

Franklin E. White
Commissioner

January 28, 1992

Planning & Zoning Board
Town of NEW WINDSOR
55 Union Ave.
New Windsor, N.Y. 12553

Re: Restaurant in Front of Days Inn
ROUTE 300 Union Avenue

92-44

Dear Chairperson;

We have reviewed this matter and please find our comments checked below.

XX A highway work permit will be required. Please ask Building Department not to issue building permit without proof of State Highway Work Permit.

 No objection.

 Need additional information; Traffic study ,
and or Drainage study .

 To be reviewed by Regional Office.

 Does not effect New York State Department of Transportation.

PLEASE NOTE: Entrance must conform to state highway work permit.

ADDITIONAL COMMENTS: The driveway must be located 75' back from white edge line or curb line of Route 300.

Yours truly,

Donald Greene
Donald Greene
C.E.I Permits
East Orange and Rockland Counties.

cc: M.E.

Faxed to B. Hildreth 1/29/92

RESULTS OF P.B. MEETING

DATE: December 23, 1992

PROJECT NAME: N.R. & C of N.Y.

PROJECT NUMBER 92-44

LEAD AGENCY: _____

NEGATIVE DEC: _____

PUBLIC HEARING: _____

DISCUSSION:

to go to Town Board to move sewer line
Need lighting & landscaping plan
Show flag pole on plan
Need dumpster detail
drainage study

SEND TO ORANGE CO. PLANNING: _____

DISAPPROVED AND REFERRED TO Z.B.A.: YES _____ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVED _____ APPROVED CONDITIONALLY _____

NEED NEW PLANS: YES _____ NO _____

REASON FOR NEW PLANS OR CONDITIONS OF APPROVAL: _____

H.R. & C. OF N. Y. SITE PLAN (92-44) UNION AVENUE

Steve Grevas of Grevas and Hildreth came before the board representing this proposal.

MR. PETRO: This is a brand new application?

MR. GREVAS: Yes.

MR. PETRO: Just go over what you want to do.

MR. GREVAS: Subject is a leased parcel out of a large parcel on the west side of Union Avenue and proposed restaurant on the leased parcel.

MR. PETRO: This is in front of a hotel.

MR. GREVAS: Yes.

MR. VAN LEEUWEN: It was proposed originally for some stores when it was originally subdivided?

MR. GREVAS: Leased parcel as it exists conforms to zoning.

MR. VAN LEEUWEN: What kind of restaurant do they want to put in here?

MR. GREVAS: It's a diner, I believe.

MR. PETRO: Portion of the property, this property subdivided from the Day's Inn?

MR. GREVAS: No, it's a leased parcel out of it.

MR. VAN LEEUWEN: What's it going to be, they bring in on the back of a truck and they put it together?

MR. GREVAS: Yeah, modular.

MR. VAN LEEUWEN: I'd like to see a picture of the diner.

MR. GREVAS: I believe I have one.

MR. PETRO: The sewer line that was there that was very deep, wasn't there a problem with it being so deep?

MR. EDSALL: There was a cover problem with the excavation.

MR. GREVAS: It's going to need to be rerouted, that is another submittal that the owners' engineer is going to bring before you.

MR. VAN LEEUWEN: Doesn't the sewer line go right through there?

MR. GREVAS: It exists right now, you can see it up here, it goes through this way and proposal would be to bring it up along the back line of the leased parcel.

MR. PETRO: You're going to move that much of the sewer?

MR. VAN LEEUWEN: If you put the diner there can you tap into the sewer line? It's going to be too high, isn't it?

MR. GREVAS: That is why it's got to be moved back this way because there has to be a deeper cut and it's going to push the slope back.

MR. EDSALL: The problem that was created if the site was graded as was proposed, the cover was minimal at the existing sewer line location, it would have been near uncovered so the requirements they are relocating the sewer back into the hill, holding the same grade but further back into the hill. It just makes a deeper cut.

MR. PETRO: Are we going to have a retaining wall there on the back of the site if you are cutting into the hill?

MR. VAN LEEUWEN: If he did cut in anymore, they are going to need a retaining wall.

MR. GREVAS: It shows now we don't propose a retaining wall.

MR. PETRO: Could you check on that, Mark?

MR. EDSALL: Greg Shaw is to my understanding preparing a plan for the relocation of the sewer line. As part of that, he will look at the grading to ensure proper cover for the line and at that point we'll know if it fits a one on two slope.

MR. PETRO: What is the property?

MR. EDSALL: Minimum of 4 foot from the top of pipe to ground surface is what's desired. In many cases you get a little bit less but that is the desirable cover.

MR. DUBALDI: I think it's so wise to put the entrance egress so close to Union Avenue, can't move it up further.

MR. GREVAS: That would be too much of a cut.

MR. VAN LEEUWEN: I think we should most of us know where it is.

MR. DUBALDI: How many cars are going to be able to stack?

MR. GREVAS: This entrance here probably looks like only two, maybe three.

MR. DUBALDI: Can't move it back any further.

MR. GREVAS: That is about as far as we can go.

MR. DUBALDI: We've run into a few problems.

MR. GREVAS: So close to the edge of the pavement this way.

MR. DUBALDI: Yeah, just backs up a little bit, not too bad, just a suggestion.

MR. PETRO: On-site drainage is there any study of that at all?

MR. GREVAS: On-site drainage when we go down to a catch basin here there's an existing culvert crossing Union Avenue.

MR. EDSALL: I'm just going to look a little closer after the board is happy with the layout.

MR. DUBALDI: There's curbing all around the parking lot.

MR. GREVAS: All the way around.

MR. VAN LEEUWEN: Is the restaurant still in the motel?

BY THE APPLICANT: No, sir.

MR. PETRO: Any further comments before we--

MR. VAN LEEUWEN: I think what we should do, go ahead and approach the Town Board to move the sewer line. Before that we can't do anything anyway.

MR. PETRO: As far as conceptual, I hate to use the word approval but we want to add anything to this or take away, give them any ideas what the board may have or give?

MR. VAN LEEUWEN: Lighting should be looked at. I don't see any lighting poles on this map at all.

MR. GREVAS: Lighting is up against the building.

MR. PETRO: What Mark is saying in comment D Hank, see comment D on the bottom, once they get that far along he's going to review all that and we'll make comments at that time.

MR. EDSALL: Jim, I think it would be also worthwhile if the board would determine if they want any additional information. They are showing us that they've got three fixtures attached to the building. I don't know if you want to ask for isolux curves on the plan, what you want.

MR. PETRO: I think they should have a little lighting

detail provided and a landscaping detail, both.

MR. EDSALL: Maybe it would be worthwhile. This is somewhat of a crowded plan now, to try to add it on maybe if you can create a plan that would be landscaping and lighting plan and that way it would be a little easier to read.

MR. VAN LEEUWEN: How about possibility of a flag pole?

MR. PETRO: We have a request to put up a flag pole. Anyone have a problem with that? Just show it on the map then.

MR. GREVAS: No problem.

BY THE APPLICANT: We have another restaurant where we have a flag pole.

MR. PETRO: Put it on the landscaping plan.

MR. DUBALDI: Also dumpster detail so we can see what it is going to look like.

MR. EDSALL: They added a note that is going to match the building construction. I suggested that they do so. Maybe you want to get together with the applicant now.

MR. PETRO: I think we just covered that.

MR. EDSALL: What type of construction are they using?

MR. DUBALDI: Same material to match the building.

MR. EDSALL: But they are telling us it's a pre-fabricated or modular building.

MR. GREVAS: Whatever the outside.

MR. PETRO: What's the exterior of the building made out of, is it brick?

BY THE APPLICANT: Glass and stucco.

MR. PETRO: Just show the dumpster enclosure to match the building material.

MR. GREVAS: You don't mind seeing that on the landscaping plan?

MR. PETRO: Yeah, I think so.

MR. VAN LEEUWEN: It will be all right.

MR. PETRO: The other concern Mark is probably going to hit on it when you finally get that far is going to be the drainage. You have the entire site being drained down to that one corner. You're going to have to probably show a negative slope and everything out, going out on to the curb cut.

MR. VAN LEEUWEN: All the water goes into Washington Lake.

MR. PETRO: I'm concerned with just the one manhole to take the whole site.

MR. GREVAS: There's, well, yeah it does eventually get there.

MR. VAN LEEUWEN: It all goes over to one area.

MR. PETRO: I'm just trying to save some time for the applicant, he's going to pick up on it and he's going to want to see a study.

MR. GREVAS: I can talk to Mark.

MR. PETRO: Otherwise you'll come back for another meeting just on that one item. Anything else?

MR. GREVAS: What sort of details do you want for the lighting? Do you want style and type, isolux?

MR. VAN LEEUWEN: Style and type.

MR. EDSALL: I would say on the plan, Steve, you could show the isolux curves, at that point you'll know if

the three building mounted lights are enough and if that is the case, and you don't need any poles or posts, fine.

MR. PETRO: He has lamp posts on the map as Andy just pointed out.

MR. EDSALL: Then you'll be able to pick up between those on the building mounted units, isolux curves to show that they complete the lighting.

MR. GREVAS: And the landscaping details you want that done by a landscaping professional?

MR. PETRO: Not necessarily, you can draw it up but don't just draw a round circle and say bush, put three foot spruce or whatever. We want to see something from the Town Board.

MR. EDSALL: From what I understand, Greg Shaw is going to be submitting the design plan directly to Dick McGoey so he can make a recommendation to the Town Board so I don't see that as an issue more than if they can accomplish it correctly, I'm sure the Town Board as long as the applicant's paying for it will accept it.

MR. PETRO: Thank you.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 2 June 1993
SUBJECT: H.R. & C. of New York, Inc.

PLANNING BOARD REFERENCE NUMBER: PB-92-44
DATED: 11 May 1993

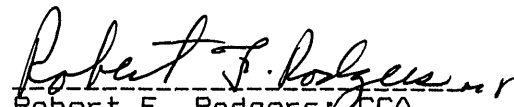
FIRE PREVENTION REFERENCE NUMBER: FPS-93-036

A review of the above referenced subject site plan was conducted on 1 June 1993.

This site plan was reviewed in order to clear up my comments of the FPS-93-019. The fire lane signs will be installed.

This site plan with reference to the fire lane signs is acceptable.

PLANS DATED: 6 May 1993; Revision 3.


Robert F. Rodgers, CCA
Fire Inspector

RFR:mr
Att.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 19 April 1993
SUBJECT: H.R. & C. of New York, Inc.

PLANNING BOARD REFERENCE NUMBER: PB-92-44
DATED: 8 April 1993

FIRE PREVENTION REFERENCE NUMBER: FPS-93-019

A review of the above referenced subject site plan was conducted on 16 April 1993, with the following being noted:

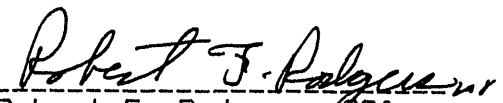
Chapter 44, Section 11, Page 4422, New Windsor Code:

Please establish fire lane signs on the North and West sides of the building, a maximum of 30 feet apart. Signs may be affixed to the building.

Until building plans can be reviewed and the exact dimensions of the seating area established, this review does not include the approval of 183 seats.

If the above mentioned signs are installed, as per an agreement at the Planning Board meeting, this site plan is approved.

PLANS DATED: 30 March 1993; Revision 2.


Robert F. Rodgers; CCA
Fire Inspector

RFR:mr
Att.



COUNTY OF ORANGE Department of Planning

124 MAIN STREET, P.O. BOX 968, GOSHEN, NEW YORK 10924
TEL: (914) 294-5151 FAX: (914) 294-3546

Mary M. McPhillips
County Executive

Peter Garrison
Commissioner of Planning

ORANGE COUNTY DEPARTMENT OF PLANNING 239 L, M OR N REPORT

R. Vincent Hammond
Deputy Commissioner

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by:

Town of New Windsor

OCDP Reference No.: NWT-3-93 M

County I.D. No.: 4-1-12.12

Applicant:

H.R.&C. of NY, Inc.

Proposed Action:

Site Plan - Approval for proposed restaurant (diner)

State, County, Inter-Municipal Basis for Review:

Within 500' of NYS Rte. 32

Comments:

There are no significant inter-municipal or countywide considerations to bring to your attention.

Related Reviews and Permits:

County Action: Local Determination X

Disapproved

Approved

Approved subject to the following modifications and/or conditions:

Date: 4/12/93


Deputy Commissioner



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 92-44

DATE PLAN RECEIVED: MAR - 9 1993 Rev. 2

The maps and plans for the Site Approval H.R.C. of New York
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

[Signature] 3/25/93
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 92-44

DATE PLAN RECEIVED: DEC 17 1992

The maps and plans for the Site Approval H.R.C. of New York Inc.
Subdivision _____ as submitted by

Grevast Kildeth, PC. for the building or subdivision of

_____ has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason _____

Ed Scott 2/26/93
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

CC: M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 10 March 1993
SUBJECT: H.R. & C. of New York, Inc.

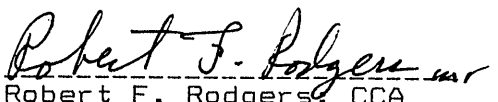
PLANNING BOARD REFERENCE NUMBER: PB-92-44
DATED: 9 March 1993

FIRE PREVENTION REFERENCE NUMBER: FPS-93-009

A review of the above referenced subject site plan was conducted on 10 March 1993.

This site plan is acceptable.

PLANS DATED: 1 March 1993; Revision 1.


Robert F. Rodgers, CCA
Fire Inspector

RFR:mr
Att.

ORANGE COUNTY DEPARTMENT OF PLANNING
APPLICATION FOR MANDATORY COUNTY REVIEW
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 92-44

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date _____

☐ City, Town or Village Board ☒ Planning Board ☐ Zoning Board

2. Owner: Name H.R. & C. of New York, Inc.

Address 845 Union Ave. - New Windsor, N.Y. 12553

3. Applicant*: Name Grammatikos, John

Address Sullivan Ave. - Liberty, N.Y. 12754

* If Applicant is owner, leave blank

4. Location of Site: Union Ave. (West side)
(street or highway, plus nearest intersection)

Tax Map Identification: Section 4 Block 1 Lot 12.12

Present Zoning District C Size of Parcel 9.400

5. Type of Review:

Special Permit: _____

Variance: Use _____

Area _____

Zone Change: From _____ To _____

Zoning Amendment: To Section _____

Subdivision: Number of Lots/Units _____

Site Plan: Use Approval for proposed Restaurant (Diner)

3/10/93

Date

Myna Mason, Sec'y to the P.B.
Signature and Title



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 92-44

DEC 17 1992

DATE PLAN RECEIVED: _____

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved Town WATER OK,
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT DATE

Joh. Buf. 12-22-92
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 21 December 1992
SUBJECT: H.R. & C. of New York, Inc.


PLANNING BOARD REFERENCE NUMBER: PB-92-44
DATED: 17 December 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-072

A review of the above referenced subject site plan was conducted on 21 December 1992.

This site plan is acceptable.

PLANS DATED: 16 December 1992.


Robert F. Rodgers; CFA
Fire Inspector

RFR:mr
Att.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
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New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

105-1140
(TOWN/VILLAGE OF

New Windsor

P/B # 92-44

WORK SESSION DATE: 7 Oct 1998

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: Yes

Yes

PROJECT NAME: Days Inn

PROJECT STATUS: NEW ☒ OLD

REPRESENTATIVE PRESENT: WBH/Vic

MUNIC REPS PRESENT: BLDG INSP. ☒
FIRE INSP. Rich
ENGINEER ☒
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- C zone - Restaurant by lease parcel
- review final drainage basins etc / grading {would like ht. vs. permit.
- bulk tank
- motel sign to where
- landscape & lighting.
- sewer tie-in / water tie in 336.2
- dumpster loc.
- App'l box



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

DAYS INN

- ☐ Main Office
45 Quassaick Ave (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF

New Windsor

P/B # 92 - 44

WORK SESSION DATE:

15 Dec '92

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

PROJECT NAME:

Days Inn Prop.

PROJECT STATUS:

NEW ☒ OLD ☐

REPRESENTATIVE PRESENT:

WBH Victor Cho

MUNIC REPS PRESENT:

BLDG INSP. ☒

FIRE INSP. ☒

ENGINEER ☒

PLANNER ☐

P/B CHMN. ☐

OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- need DOT app' re storm connection
- delineate exist vs proposed curb
- separate app'ly show for sewer reloc
- locate dumpster
- 20x10 tyf. Lic & detail

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, ~~SUBDIVISION PLAN,~~
~~OR LOT LINE CHANGE~~ APPROVAL

1. Name of Project H.R. & C. OF NEW YORK, INC. SITE PLAN
2. Name of Applicant JOHN GRAMMATIKOS Phone 292-8973
LIBERTY DINER & RESTAURANT
Address SULLIVAN AVENUE, OLD RT. 17 LIBERTY N.Y. 12754
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record H.R. & C. OF NEW YORK, INC. Phone 292-7600
DIPLOMAT MOTOR LODGE
Address 845 UNION AVENUE NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan GREVAS & HILDRETH, L.S., P.C. Phone 562-8667
Address 33 QUASSAICK AVE NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney / Phone /
Address /
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting GREVAS & HILDRETH Phone 562-8667
(Name)
7. Location: On the WEST side of UNION AVENUE
2,800 ± feet NORTH
(Street)
of ROUTE 207
(Direction)
(Street)
8. Acreage of Parcel TOTAL: 9.4
PROJECT: 1.1
9. Zoning District C
10. Tax Map Designation: Section 4 Block 1 Lot 12.12
11. This application is for SITE PLAN APPROVAL OF A
RESTAURANT (DINER)

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership NONE
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ~~ORANGE~~ SULLIVAN

SS.:

STATE OF NEW YORK

VICTOR K CHOE being duly sworn, deposes and says that he resides at 845 UNION AVE NEWBURGH NY 12550 in the County of ORANGE and State of NEW YORK and that he is (the owner in fee) of H.R.C. NEW YORK, INC (Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

* Victor K Choe
(Owner's Signature)

16 day of Dec 1992

[Signature]
(Applicant's Signature)

[Signature]
Notary Public
Dianne J. Brady, Notary Public
Sullivan Co. in the State of New York
No. 1474
Commission Expires 11/3/1994

(Title)

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

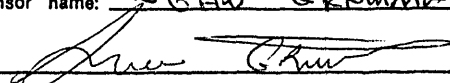
State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

92-44

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR JOHN GRAMMATIKOS	2. PROJECT NAME H.R. & C. OF NEW YORK, INC. SITE PLAN
3. PROJECT LOCATION: Municipality TOWN OF NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) WEST SIDE OF UNION AVENUE; 2,800' ± NORTH OF ROUTE 207 TAX MAP SECTION 4 BLOCK 1 LOT 12.12	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: CONSTRUCTION OF 183 SEAT RESTAURANT ON A 1 ACRE LEASE PARCEL. RE-LOCATION OF A SEWER LINE AND GRADING OF SURF.	
7. AMOUNT OF LAND AFFECTED: Initially 1 acres Ultimately 2 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals N.Y.S. D.E.C. PERMIT FOR RE-LOCATION OF MUNICIPAL SEWER LINE	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: JOHN GRAMMATIKOS	Date: 12/16/92
Signature: 	Dianne J. Brady, Notary Public Sullivan Co. in the State of New York No. 1474

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible). C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly. C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly. C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly. D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

92- 44

ITEM

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | <input checked="" type="checkbox"/> Section |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input checked="" type="checkbox"/> Catch Basin Through |
| 6. <input checked="" type="checkbox"/> Drawing Date | <input checked="" type="checkbox"/> Section |
| 7. <input checked="" type="checkbox"/> Revision Dates | 33. <input checked="" type="checkbox"/> Storm Drainage |
| | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 9. <input checked="" type="checkbox"/> Site Designation | 36. <input checked="" type="checkbox"/> Water Supply |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| of Site | |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 38. <input checked="" type="checkbox"/> Fire Hydrants |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 39. <input checked="" type="checkbox"/> Building Locations |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 41. <input checked="" type="checkbox"/> Front Building |
| 15. <input checked="" type="checkbox"/> Zoning Designation | <input checked="" type="checkbox"/> Elevations |
| 16. <input checked="" type="checkbox"/> North Arrow | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 43. <input checked="" type="checkbox"/> Sign Details |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 45. <input checked="" type="checkbox"/> Property Area (Nearest |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 100 sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 46. <input checked="" type="checkbox"/> Building Coverage (sq. |
| | ft.) |
| <u>PROPOSED IMPROVEMENTS</u> | 47. <input checked="" type="checkbox"/> Building Coverage (% |
| 22. <input checked="" type="checkbox"/> Landscaping | of Total Area) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. |
| 24. <input checked="" type="checkbox"/> Screening | Ft.) |
| 25. <input checked="" type="checkbox"/> Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% |
| 26. <input checked="" type="checkbox"/> Parking Areas | of Total Area) |
| 27. <input checked="" type="checkbox"/> Loading Areas | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| 28. <input checked="" type="checkbox"/> Paving Details | 51. <input checked="" type="checkbox"/> Open Space (% of Total |
| (Items 25-27) | Area) |
| | 52. <input checked="" type="checkbox"/> No. of Parking Spaces |
| | Proposed. |
| | 53. <input checked="" type="checkbox"/> No. of Parking |
| | Required. |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: William P. Thelma
Licensed Professional

Date: 16 December 1992

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

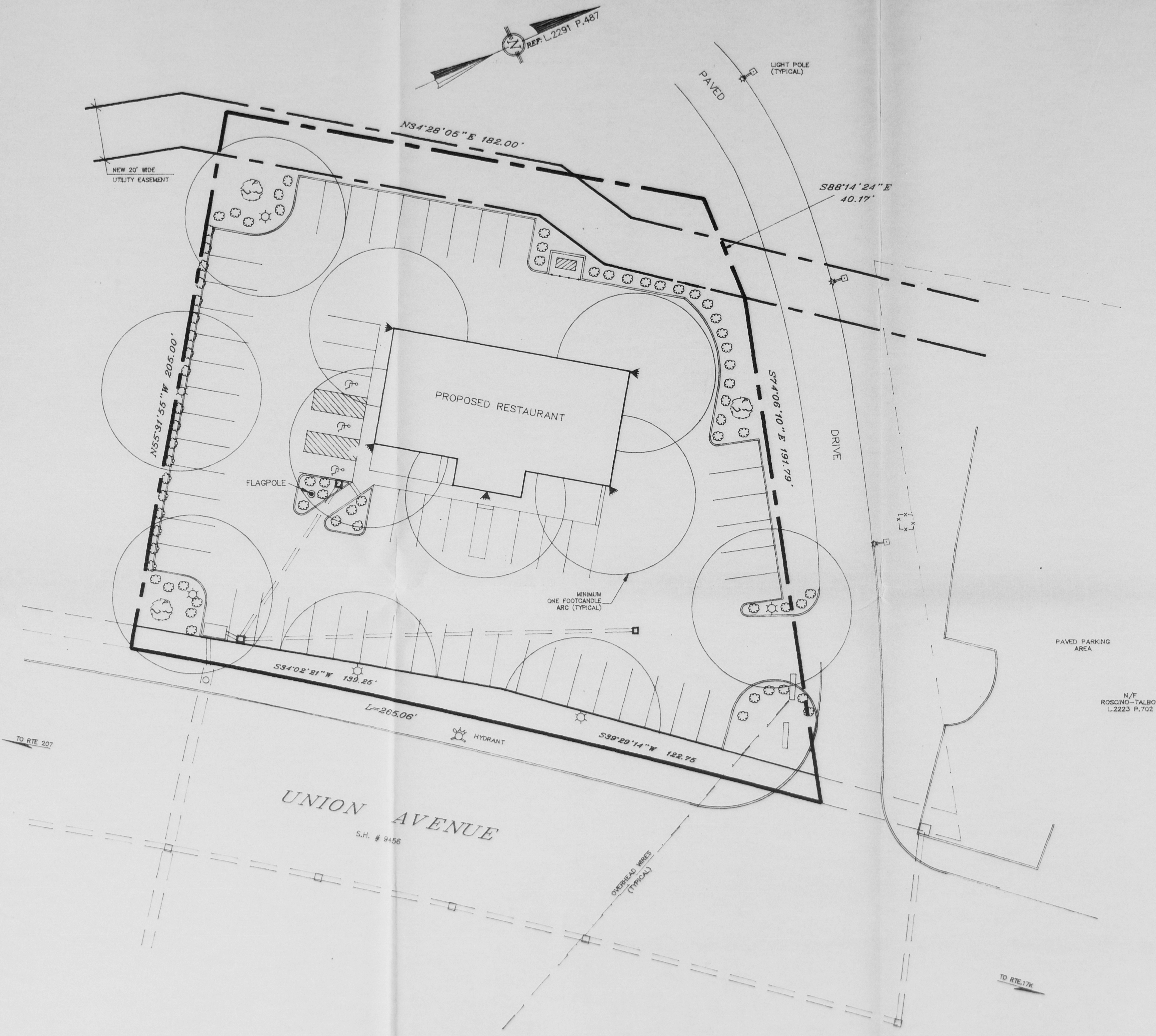
VICTOR CHOE, deposes and says that he
resides at 845 UNION AVENUE, NEWBURGH
(Owner's Address)
in the County of ORANGE
and State of NEW YORK
and that he is the owner in fee of TAX MAP SECTION 4
BLOCK 1 LOT 12.12
which is the premises described in the foregoing application and
that he has authorized GREVAS & HILDRETH
to make the foregoing application as described therein.

Date: 16 DECEMBER 1992

Victor Choe
(Owner's Signature)

Mr B Ch
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.



- ORNAMENTAL FRUIT TREE
 SUCH AS HOPA CRABAPPLE
 SIZE 7'-8' ; QUANTITY 3
- LOW-LYING YEW BUSH
 SUCH AS JAPANESE YEW
 SIZE 2'-2.5' ; QUANTITY 50
- SLOPES TO BE SEEDDED WITH SOIL
 STABILIZING VEGETATION SUCH AS
 CROWN VETCH OR SUITABLE EQUIVALENT
- LAMPPOST LUMINAIRE
- BUILDING MOUNTED
 LUMINAIRE

NOTES

1. Lighting levels shown hereon for lamppost and building mounted lights are based on 150 watt parimaliter fixtures mounted at 15' above grade. Actual lighting units selected by the building design architect or engineer may differ, providing the necessary lighting levels are maintained.
2. During the course of site construction, it may be necessary to construct short landscape knee walls in certain areas in order to achieve acceptable parking grades and side slopes. Such knee walls, if required, shall be constructed from materials such as stone or concrete block. Wood construction shall not be accepted.
3. Slopes to be seeded with soil stabilizing vegetation such as crown vetch or suitable equivalent.

SITE PLAN APPROVAL GRANTED
 BY TOWN OF NEW WINDSOR PLANNING BOARD
 ON **JAN 26 1995**
 BY
 Henry Van Heesdun,
 Secretary



Grevas & Hildreth P.C. 33 QUABRACK AVENUE, NEW WINDSOR, NEW YORK 12553 TEL: (518) 583-5067		PLAN FOR: H.R. & C. OF NEW YORK INC.	
REVISIONS: DATE DESCRIPTION		TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK	
DRAWN: SRG CHECKED: SCALE: 1"=30' DATE: 26 Mar 1993 JOB NO: 82-048		SITE LIGHTING AND LANDSCAPING PLAN SHEET 2 of 2	